



Lily Way, Palmers Green, London, N13  
£499,995 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Lily Way, Palmers Green, London, N13

A well presented, modern and superbly located three bedroom maisonette, set within a newly built development, offering 1138 sq ft of bright and airy living space across the ground and first floors.

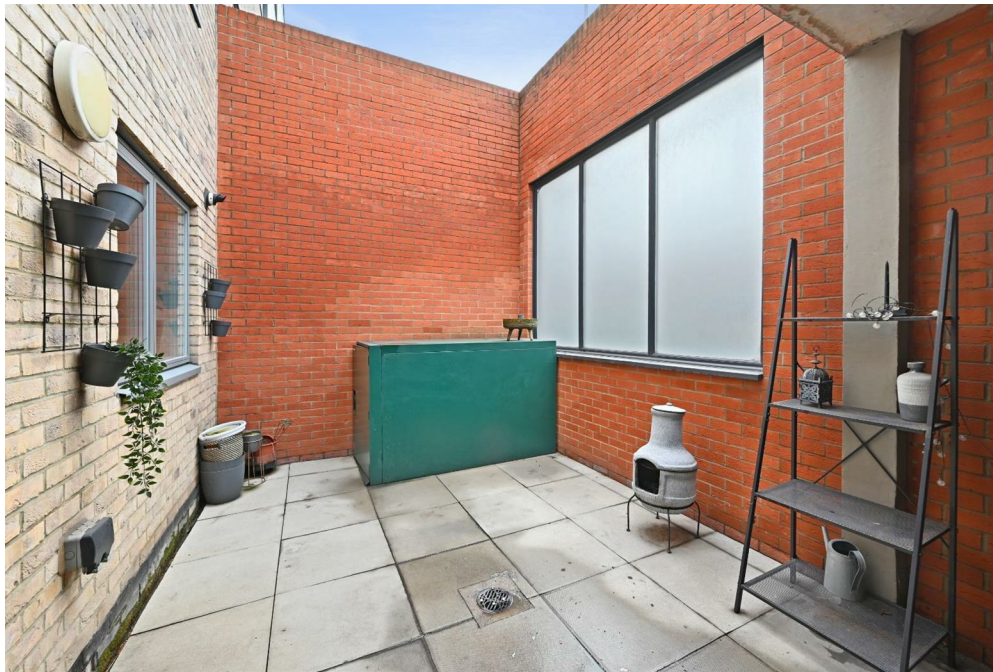
Perfectly located within a short distance from Bounds Green and Arnos Grove Underground Stations (Piccadilly Line) and Bowes Park Rail Station (mainline station to Moorgate) as well as bus routes to Wood Green and Southgate. Green Lanes shops, cafes and restaurants are also a short walk away.

Own front door • Hallway with large storage cupboard • Spacious open plan kitchen/dining room/reception area • Glass doors leading to private paved terrace • Modern fitted kitchen • Ground floor w.c • First floor landing with storage cupboard • Principle bedroom with fitted en-suite shower room and doors leading to a private balcony • Second double bedroom with doors leading to private balcony • Single bedroom • Modern bath/shower room • Designated driveway.

Remaining lease-115 years  
Ground rent-N/A  
Service charge-£1836 p.a  
Enfield council tax band E

- Three bedrooms
- Two storey maisonette
- Open plan living/dining space
- Modern fitted kitchen
- Two bath/shower rooms + guest w.c
- Two balconies + garden terrace
- Triple glazing/gas central heating
- Own designated driveway



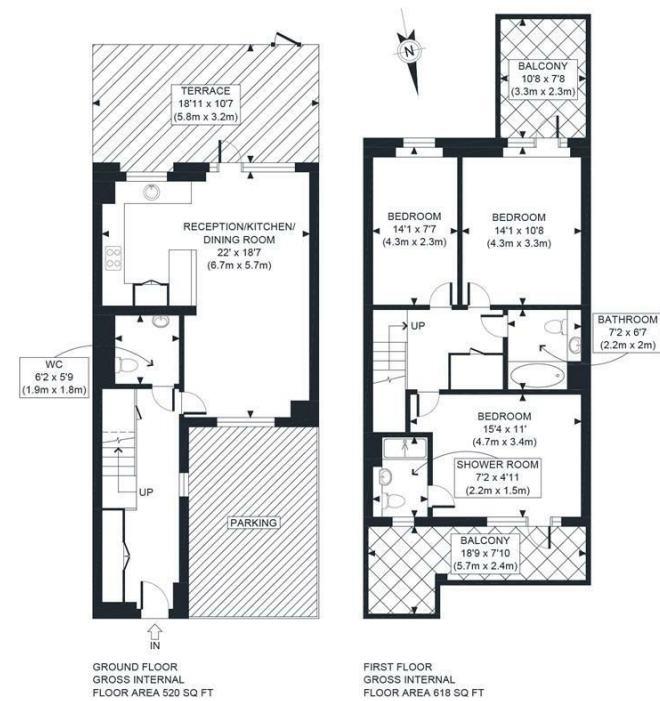


Lily Way  
Palmers Green  
London  
N13 4EF

Tenure: Leasehold  
Gross Internal Area: 1138.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 1138 SQ FT / 106 SQM	Lily Way
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 13/02/26 photoplan

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