



Hamilton Crescent, Palmers Green, London, N13
£899,995 Freehold

Anthony Webb
ESTATE AGENTS

Hamilton Crescent, Palmers Green, London, N13

A unique and stunning original four bedroom double fronted end of terrace Edwardian house offering in excess of 1400sq. ft of bright and well appointed living space. The current vendors have lovingly refurbished the property and blended the period features and contemporary fittings to create a wonderful family home

Hamilton Crescent is a popular residential turning off Hazelwood Lane within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school and Palmers Green Mosque are also a short walk away.

Block paved gated drive • Front garden with tiled path to original storm porch and front door • Spacious hallway with original tessellated tiled floor and staircase • Two generous receptions both with bay windows and feature fireplace/log burner • Modern family kitchen/diner with utility cupboard, marble work surfaces and original stained glass French doors to garden • First floor landing with access to loft space with potential to convert subject to usual consents • Main double bedroom with bay window and modern en-suite shower room • Two further double bedrooms with bay windows and feature fireplaces • A good size single bedroom • Family bathroom • Double glazing • Gas central heating • West facing private rear garden with paved patio area and lawn • Insulated summer house/office garden with power and light

Enfield Council Tax Band F

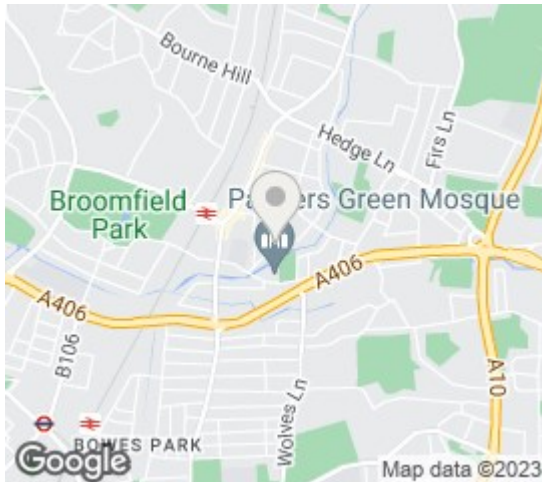
- Four original bedrooms
- Edwardian end of terrace house
- Two receptions
- Modern kitchen/diner
- Two bath/shower rooms
- Many period features
- Off street parking
- Front and rear gardens





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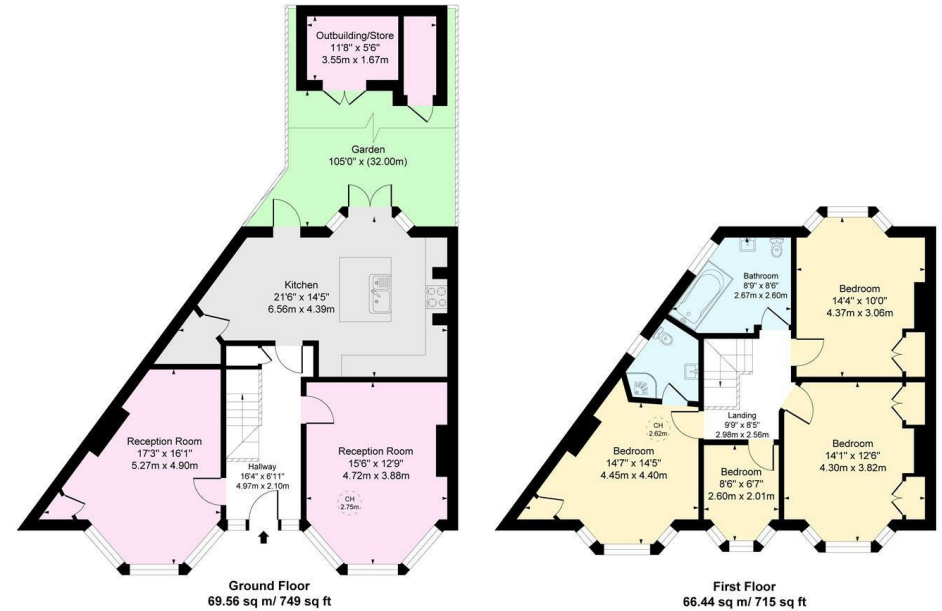
Tenure: Freehold
Gross Internal Area: 1464.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate gross Internal Area = 136.00 sq m / 1464 sq ft
Outbuilding Area = 6.62 sq m / 71 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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