



Lodge Drive, Palmers Green, London, N13  
Chain Free £375,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Lodge Drive, Palmers Green, London, N13

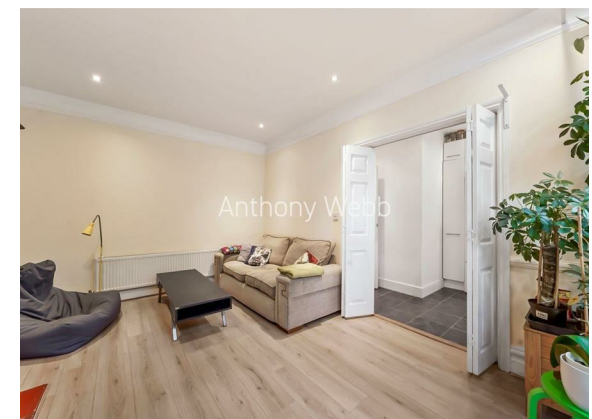
CHAIN FREE one double bedroom converted flat occupying the entire ground floor of this Edwardian property offering a spacious living space, kitchen/diner, bathroom, off street parking and south facing private rear garden.

Lodge Drive is a popular residential turning off Green Lanes within a few minutes walk of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park.

• Living room with large bay window and feature fireplace • Kitchen/diner with door to garden • Spacious double bedroom with large bay window and feature fireplace • Bathroom with tiled floor/walls • Gas central heating • Double glazing • Parking space to front • Private south facing rear garden.

108 year lease remaining  
Service charge/ground rent-T.B.C  
Enfield Council Tax Band C

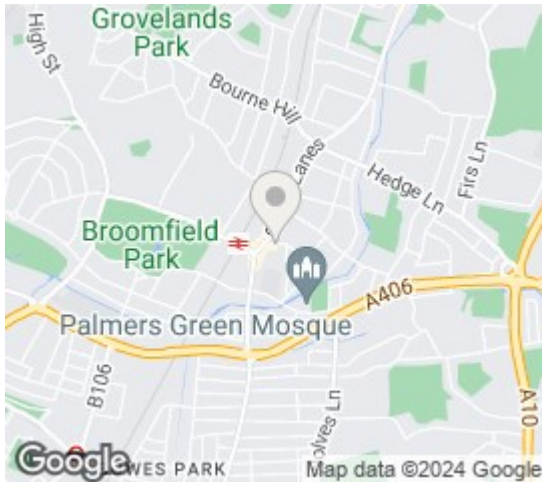
- One double bedroom
- Edwardian converted flat
- Spacious living room
- Fitted kitchen/diner
- Bathroom
- Double glazing/gas central heating
- Off street parking space
- Private rear garden





# Lodge Drive Palmers Green London N13 5LB

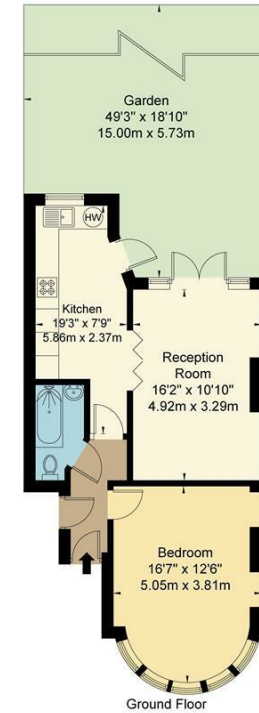
Tenure: Leasehold  
Gross Internal Area: 565.00 sq ft



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

## Lodge Drive London N13 5LB

Approx Gross Internal Area = 52.5 sq m / 565 sq ft



Ref  
Copyright BLEU PLAN

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