



Meadowcroft Road, Palmers Green, London, N13  
Chain Free £325,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Meadowcroft Road, Palmers Green, London, N13

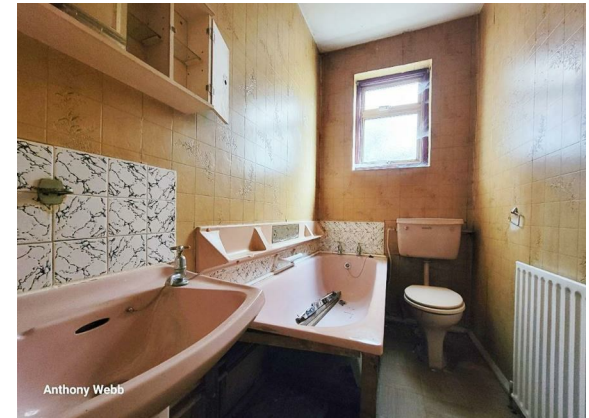
CHAIN FREE one bedroom, two reception flat occupying the entire ground floor of this converted end of terrace Edwardian property. The property requires FULL MODERNISATION and may be deemed as uninhabitable which can affect mortgage availability.

Meadowcroft road is a popular residential turning located off Green Lanes and benefits from a short walk to both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate.

Secure communal entrance • Two interconnecting receptions with bay window and door to side return and garden • Kitchen • Bathroom • Double bedroom with doors to own section of garden • Cellar • Gas central heating • Double glazing • Front garden.

Enfield Council Tax Band C  
Remaining lease-946 years  
Service charge £0  
Ground rent-£10 p.a

- One bedroom
- Ground floor flat
- Edwardian conversion
- Two interconnecting receptions
- Kitchen
- Bathroom
- Full modernisation required
- Front garden and own section of rear garden





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Tenure: Leasehold  
Gross Internal Area: 599.00 sq ft



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



TOTAL FLOOR AREA: 55.6 sq.m. (599 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2025.

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