



**Bayswater Close, Palmers Green, London, N13**  
**£499,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Bayswater Close, Palmers Green, London, N13

A modern and beautifully presented three bedroom, two bath/shower room second floor apartment offering close to 1000sq ft of bright and airy living space with stunning views over the New River.

Bayswater Close is a quiet gated development built in 2012 located off New River Crescent and ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. The New River and Hazelwood recreation ground area are a short walk away.

Secure communal entrance with video entry phone system • Lift to all floors • Good size hallway • Spacious open plan living/kitchen space with doors to two balconies with fantastic views over the New River • Modern fitted kitchen with quartz work surface and integrated appliances • Modern bathroom • Generous main bedroom with en-suite shower room, balcony and walk in dressing area • Two further bedrooms • Double glazing • Gas central heating • Allocated parking space.

114 year lease remaining  
Service charge £2800 p.a  
Ground rent £200 p.a  
Ground rent review every 20 years  
Enfield Council tax band E

- Three bedrooms
- Top floor apartment
- Living/kitchen space
- Fitted modern kitchen
- Two bath/shower rooms
- Three balconies
- Allocated parking space
- Modern gated development





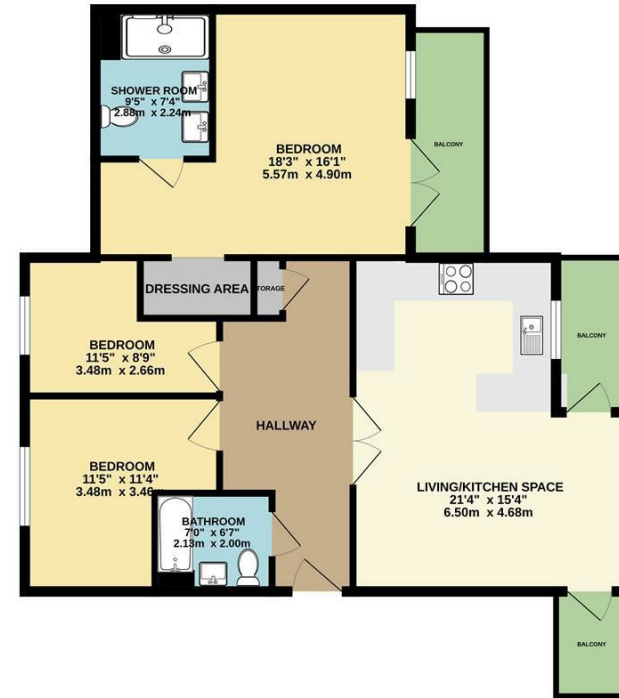
# Bayswater Close Palmers Green London N13 5BF

Tenure: Leasehold  
Gross Internal Area: 980.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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			
(82 plus) A			
(61-81) B			
(50-60) C			
(39-49) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## SECOND FLOOR



TOTAL FLOOR AREA: 680sq. ft. (91.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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.  
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