



**New River Crescent, Palmers Green, London, N13**  
**£450,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# New River Crescent, Palmers Green, London, N13

Need to work from home/run a business?

A unique CHAIN FREE opportunity to purchase a first floor two double bedroom maisonette with GARAGE and rear section of secluded paved garden which has several heated out buildings including a cinema room, office, storage/utility shed and a w.c.

New River Crescent is located between Hazelwood Lane and Hedge Lane and is ideally situated for Green Lanes shops, restaurants, bus routes and mainline station into Moorgate. There are several green spaces nearby including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also a short walk away.

940+ lease remaining • £14 per annum ground rent • No service charges • Enfield council tax band C • Own front door • Side access to garden • First floor landing with loft access with potential to convert subject to usual consents • Spacious living room with fireplace • Kitchen • Bathroom • Bedrooms have fitted wardrobes/cupboards • Double glazing • Gas central heating • Garage with power and light via rear access road • Rear paved garden space measures 50ft x 27ft and houses a heated timber built living/cinema space with veranda, a heated timber built office with internet connection, a storage/utility shed and a chemical w.c. The garden has cctv, power and lights throughout.

- Two double bedrooms
- First floor maisonette
- Own front door/loft space
- Living room
- Kitchen+bathroom
- Garage to rear
- Rear section of garden
- Several out buildings





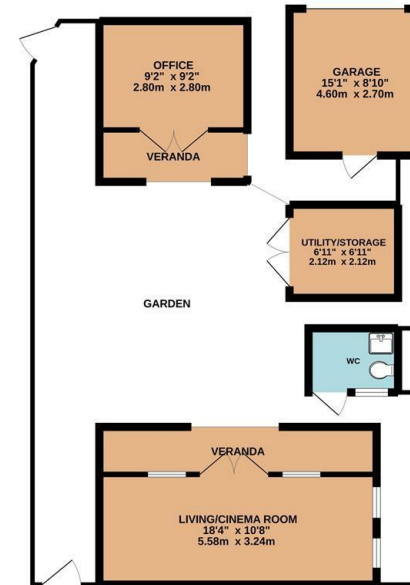
# New River Crescent Palmers Green London N13 5RE

Tenure: Leasehold  
Gross Internal Area: 667.00 sq ft

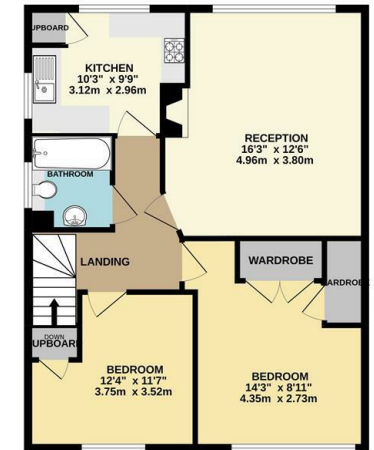


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

GARDEN/OUTBUILDINGS  
1302 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1970 sq.ft. (183.0 sq.m.) approx.

Whilst 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.  
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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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