



Arnold Gardens, Palmers Green, London, N13  
Chain Free £339,995 Leasehold - Share of Freehold

**Anthony & Webb**  
ESTATE AGENTS

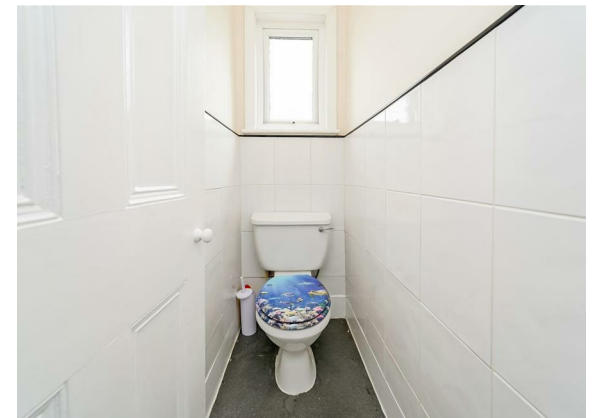
# Arnold Gardens, Palmers Green, London, N13

A chain free spacious converted split level one bedroom first floor flat with loft room (has been used as a bedroom) modern kitchen, bathroom and separate w.c, double glazing and gas central heating.

Arnold Gardens is a popular residential turning between Chimes Avenue and Oakthorpe Road and is within a few minutes walk of Green Lanes' shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also short walk away.

Remaining Lease length 135 years  
Enfield Council tax band : C  
Ground rent £0  
Service charge £0

- One double bedroom
- Loft room
- Converted flat
- Spacious living room
- Modern kitchen
- Bathroom and separate w.c
- Double glazing/gas central heating
- Close to shops and transport links





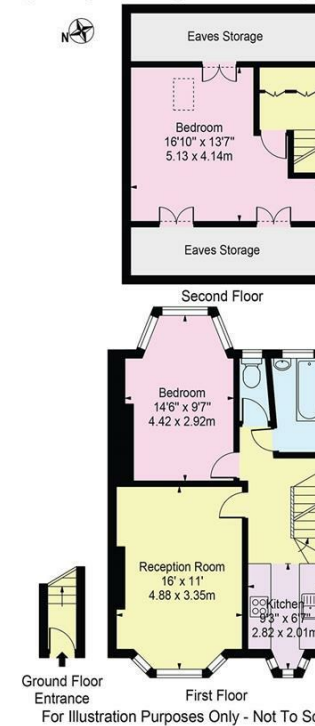
# Arnold Gardens Palmers Green London N13 5JE

Tenure: Leasehold - Share of Freehold  
Gross Internal Area: 730.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(50-60) C		71	78
(35-49) D			
(20-34) E			
(1-19) 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			
(35-49) D			
(20-34) E			
(1-19) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Arnold Gardens, N13 5JE  
Approx. Total Internal Area 889 Sq Ft - 82.59 Sq M  
(Including Eaves Storage & Restricted Height Area)  
Approx. Gross Internal Area 730 Sq Ft - 67.82 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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

**Anthony Webb**  
ESTATE AGENTS