



Lucerne Close, Palmers Green, London, N13
Chain Free £485,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Lucerne Close, Palmers Green, London, N13

Chain free and larger than average two double bedroom apartment with garage en-bloc located on the first floor of this popular purpose built block opposite Broomfield Park. The flat offers an impressive 961 sq ft of bright and airy living space and requires updating.

Lucerne Close is located in one of the most desirable parts of Aldermans Hill opposite Broomfield Park and a few minutes walk to both Southgate Green and Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short bus ride away.

Well maintained communal entrance with entry phone system • Spacious hallway with large storage cupboard • Guest w.c • Living/dining room • Kitchen/diner • Good size tiled bathroom • Main bedroom with fitted wardrobe • Double glazing • Gas central heating • Communal parking and gardens • Garage en-bloc.

Council Tax Band: E
Tenure: Share of Freehold (942 years)
Service Charge: £2,000 per year
Ground rent: N/A

- Two double bedrooms
- First floor apartment
- Spacious living room
- Kitchen/diner
- Bathroom+separate w.c
- Double glazing/gas central heating
- Communal gardens
- Garage en -bloc





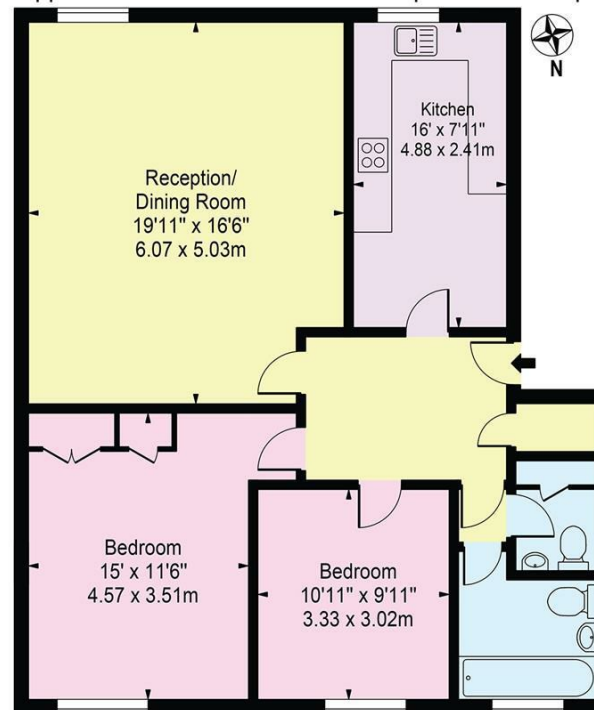
**Lucerne Close
Palmers Green
London
N13 4QJ**

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 961.00 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lucerne Close, N13 4AJ
Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M



First Floor
For Illustration Purposes Only - Not To Scale
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