

TO LET

- Three bedroom split level maisonette
- Two ground floor one bedroom flats
- Newly refurbished through out
- Modern kitchens and bathrooms
- Own entrances/front doors
- Double glazing/gas central heating
- Parking to front
- Rear garden



Green Lanes, London, N13
Offers In Excess Of £1,100,000

Anthony Webb
ESTATE AGENTS

Green Lanes, London, N13

Newly refurbished Freehold semi-detached property situated in the heart of Palmers Green which has been converted into three separate dwellings all with separate entrances.

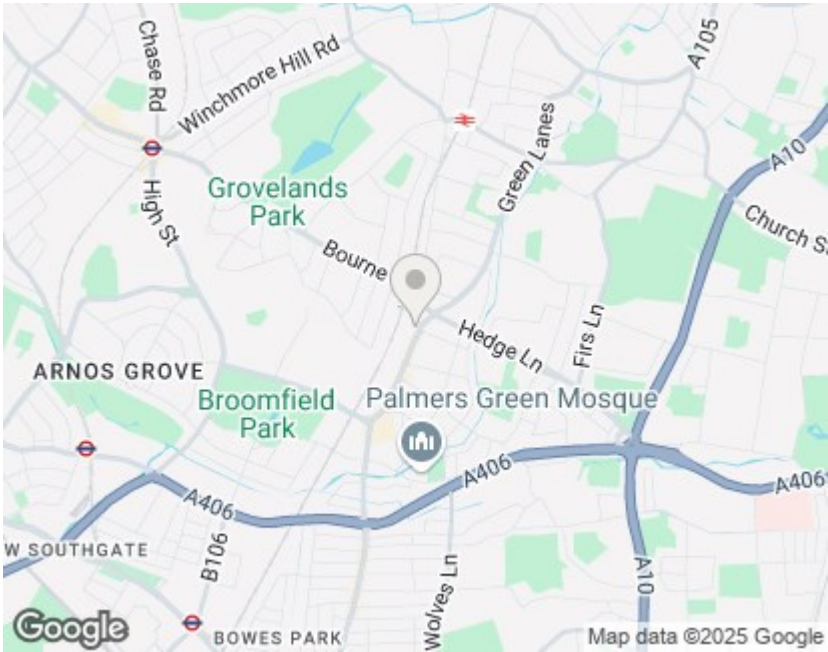
Vibrant Green Lanes offers a wide variety of shops, cafes and restaurants with fantastic road/bus transport links including Palmers Green mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. Both Broomfield and Groveland Parks are also within easy reach.

The first property is a three bedroom, three bath/shower room maisonette offering an impressive 1200sq ft over three stories. The property offers its own entrance, a spacious living room, modern kitchen/diner, modern family bathroom with two further en-suite shower rooms.

The side entrance offers access to two self contained ground floor one bedroom flats both with own gates/front doors, open plan living/kitchen spaces and wet rooms. The flats have been built with wheelchair access in mind with widened doors and ramps.

There is a rear garden space and off street parking to the front for several cars.

Enfield Council Tax bands E, B, B



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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