



Meadowcroft Road, Palmers Green, London, N13  
Guide Price £525,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS



# Meadowcroft Road, Palmers Green, London, N13

Guide price £525,000-£550,000. Beautifully presented two bedroom, double reception flat with private rear garden occupying the entire ground floor of this converted Edwardian property.

Meadowcroft road is a popular residential turning located off Green Lanes and benefits from a short walk to both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate. Southgate underground station (Piccadilly) and Grovelands Park are also a short ride via the W9 bus route.

Secure communal entrance • Hallway with original tessellated tiled floor • Two interconnecting receptions with feature fireplace, wood floor, skylights and folding doors to garden • Modern fitted Kitchen • Modern bathroom • Main bedroom with feature fireplace and round bay window • Second double bedroom with folding doors to garden • Gas central heating • Double glazing • Summer house/office • Private rear garden with paved patio, covered BBQ area, lawn and shrub borders.

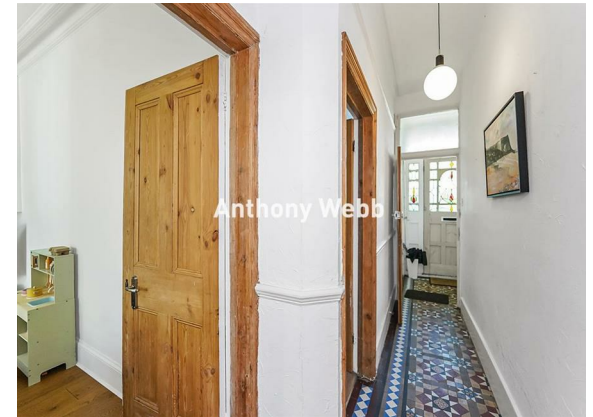
Enfield Council Tax Band T.B.C

Remaining lease-98 years

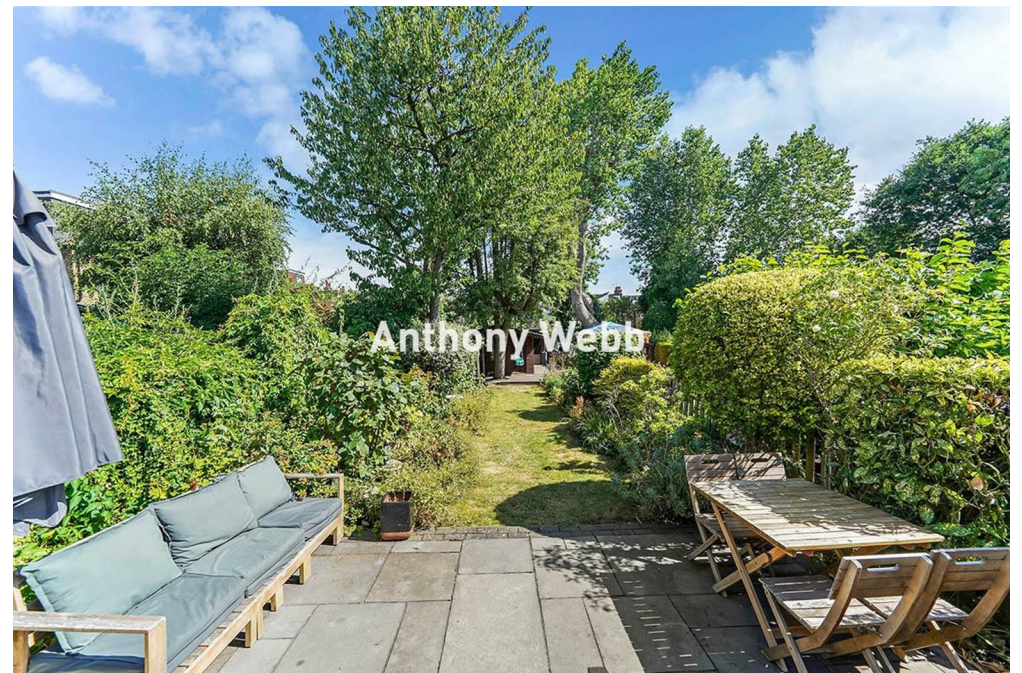
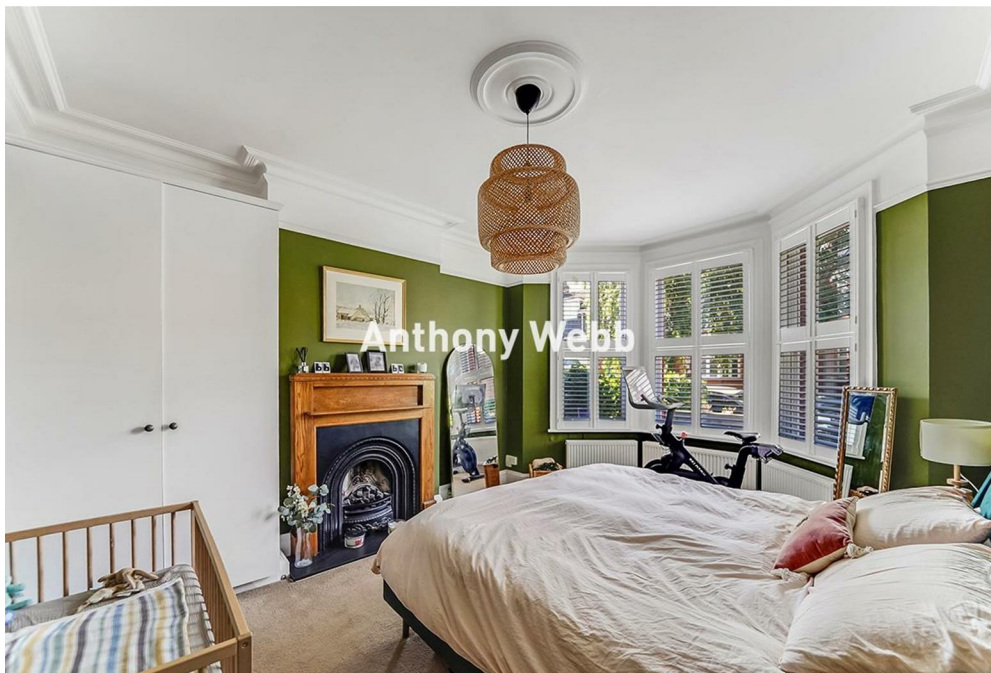
Service charge £0

Ground rent-£T.B.C

- Two bedrooms
- Edwardian ground floor garden flat
- Double reception
- Modern fitted kitchen
- Modern bathroom
- Double glazing/gas central heating
- Summer house/office
- Private rear garden









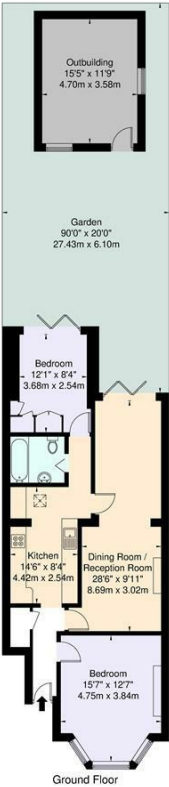
Meadowcroft Road  
Palmers Green  
London  
N13 4EA

Tenure: Leasehold  
Gross Internal Area: 818.00 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 |         |           |
| (82 plus) <b>A</b>  |         |           |
| (61-81) <b>B</b>  |         |           |
| (39-60) <b>C</b>  |         |           |
| (15-38) <b>D</b>  |         |           |
| (1-14) <b>E</b>   |         |           |
| (1-14) <b>F</b>   |         |           |
| (1-14) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

Meadowcroft Road, N13 4EA  
Approximate Gross Internal Area = 76 sq m / 818 sq ft  
Outbuilding = 16.9 sq m / 181 sq ft  
Total = 92.9 sq m / 999 sq ft



For Illustration Purposes Only - Not To Scale

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