



Grovelands Road, Palmers Green, London, N13
£950,000 Freehold

Anthony Webb
ESTATE AGENTS

Grovelands Road, Palmers Green, London, N13

A rare opportunity to purchase two CHAIN FREE self contained converted flats in the same Edwardian property. This arrangement could suit family members wishing to combine the benefits of living in close proximity and maintaining separate households. Alternatively the property could be converted back to a large family home.

The property is located in a most desirable residential location forming part of the Lakes estate conservation area, within easy reach of Palmers Green mainline station into Moorgate and Broomfield Park.

The well presented ground floor two bedroom flat consists of a spacious living room with bay window and feature fireplace,, a fitted kitchen, a bathroom, a large bedroom with ensuite shower room, conservatory, single second bedroom, off street parking space and own private rear garden.

The first floor three bedroom flat requires FULL MODERNISATION and consists of a generous living room with bay window and feature fireplace, two double bedrooms, a single bedroom, a kitchen, a separate bathroom and w.c, loft space with potential to convert and gas central heating (not tested).

- Edwardian semi-detached property
- Currently set as two separate flats
- Ground floor two bedroom flat with garden
- First floor three bedroom flat with loft space





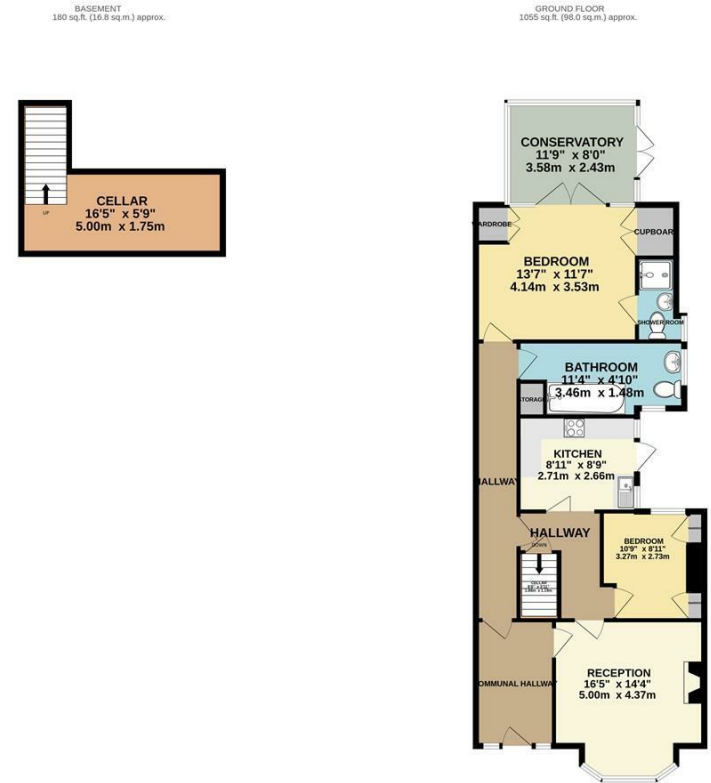
Grovelands Road Palmers Green London N13 4RH

Tenure: Freehold

Gross Internal Area: 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	



TOTAL FLOOR AREA: 1235 sq. ft. (114.8 sq.m.) approx.
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