



Hertford Court, Green Lanes, N13 4DD

£230,000

 **Coultons**

PROPERTY SUMMARY

Welcome to this charming one-bedroom ground floor flat located in the desirable area of Hertford Court, Palmers Green N13. This delightful apartment offers a perfect blend of modern living and convenience.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The flat features a modern fitted kitchen, equipped with contemporary appliances and ample storage, ensuring that cooking and meal preparation are a pleasure. The modern bathroom is equally impressive, designed with stylish fixtures and fittings to enhance your daily routine.

Situated in the heart of Palmers Green, this property boasts an enviable location with easy access to local amenities, including shops, cafes, and parks. The area is well-connected by public transport, making it convenient for commuting to central London and beyond.

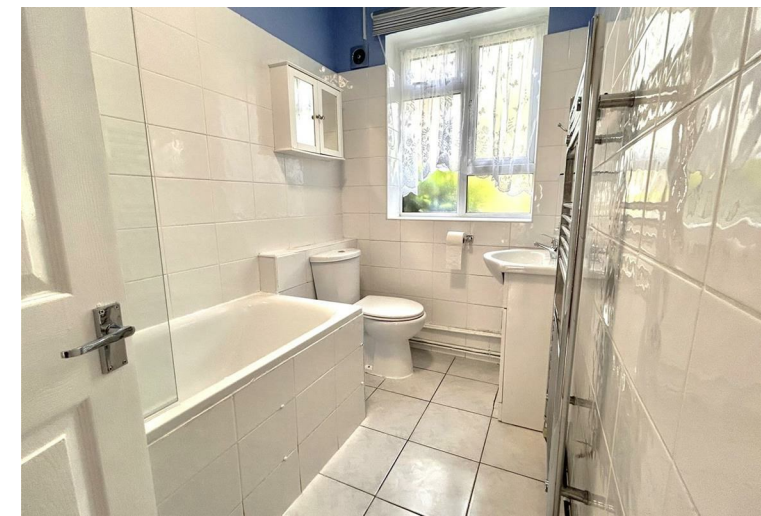
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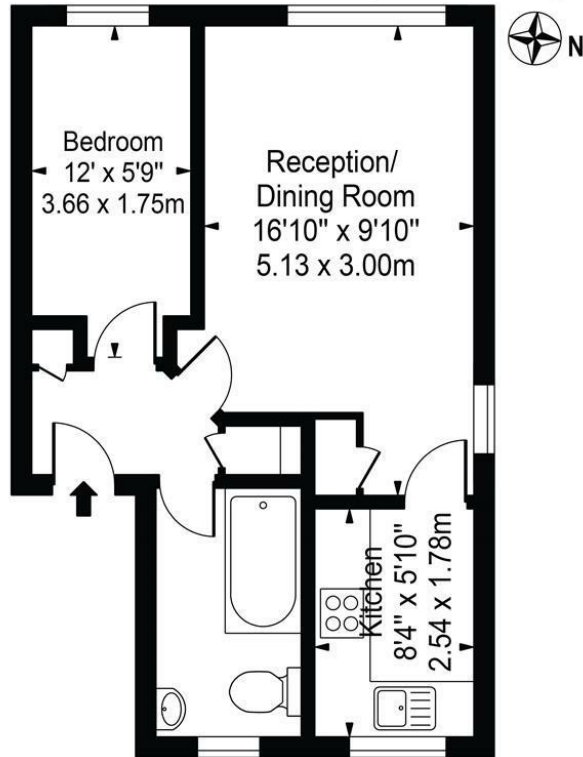








Hertford Court,
Green Lanes, Palmers Green, N13 4DD
Approx. Gross Internal Area 369 Sq Ft - 34.28 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale


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.

LOCAL AUTHORITY
Enfield London Borough Council

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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