



## **New River Crescent, Palmers Green, London**

Under Offer (SSTC)

£380,000 (Share of Freehold)







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## Beautifully presented, 1-bedroom ground floor garden flat, with share of freehold

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Baker and Chase present this beautiful, 1-bedroom garden flat, occupying the ground floor of this stunning period building, in a sought-after part of Palmers Green.

A low maintenance front garden provides access to a small communal hallway. Once inside you enter a beautiful living room, with original sash windows and decorative fire place. Next up, is a spacious kitchen/diner, which provides access to the garden and ample space to dine in as well having plenty of space for a range of appliances. An internal hallway, with a stunning, original tessellated tiled floor, provides storage and access to a fully tiled, modern bathroom and a large bedroom, with ample wardrobe/storage space, striped wood floor and a stunning outlook into the private garden.

Externally, in addition to the low maintenance front garden, which hosts a bin store and gas meters the property has sole ownership and use of the generous back garden, which feels very private, with patio and lawn areas and some mature shrubs.

New River Crescent is a lovely road between Hedge and Green Lanes. The much sought-after Hazelwood School is comfortably within walking distance (0.3 miles) as is Palmers Green B.R station (0.6 miles), which provides a regular service to London Moorgate.

Tenure: Share of Freehold

Lease Term: To be extended to 995 years upon completion

Service Charge: NIL/Ad-Hoc

Ground Rent: NIL

Council Tax Band: C

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## Front Garden

Gravelled, low maintenance front garden, gas meter, bin store, access to:

## Communal Lobby

Hardwood door with opaque glass to front aspect, original tessellated tiled floor, dado rail, picture rail, coving to ceiling, doors to respective flats:

## Lounge

Bay window with individual Sash windows, original wood floor, decorative feature fire place, bespoke storage with shelves either side, picture rail, coving to ceiling, ceiling rose, radiator, door to:

## Kitchen/Diner

UPVC door to rear aspect, matching range of wall and base units with work surfaces over, electric oven and grill, 4-ring electric hob with extractor hood over, x3 spaces for additional white goods, stainless steel sink with mixer tap over, tiled splash backs, spotlights, double rads, access to:

## Hallway

Original tessellated tiled floor, under stairs storage cupboard, dado rail, doors to:

## Bathroom

Double glazed opaque window to side aspect, low flush w/c, hand basin with mixer tap, bath with shower screen, mixer tap and shower extension, heated towel rail, built in storage cupboards, spotlights, fully tiled, fixed air vent

## Bedroom

Double glazed UPVC sliding door to rear aspect, original striped wood floor, radiator, built in wardrobes, dado rail, coving to ceiling, ceiling rose

## Garden

Patio area along side return and directly off the bedroom, storage cupboard housing boiler, outside tap, mainly laid to lawn, raised bed, shrub borders, gravel area

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise











prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Fixtures and fittings:** Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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**VAT:** The VAT position relating to the property may change without notice

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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



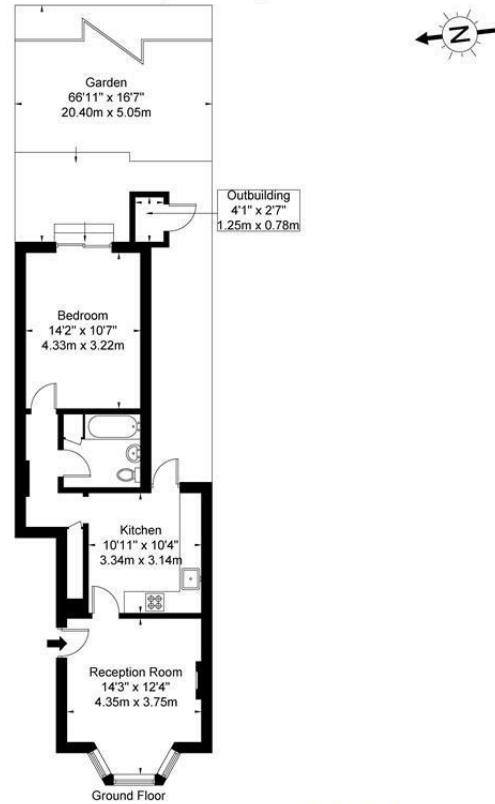


# New River Crescent N13 5RJ

Approx Gross Internal Area = 50.1 sq m / 539 sq ft

Outbuilding = 1 sq m / 10 sq ft

Total = 51.1 sq m / 549 sq ft



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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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EPC Rating D / Local Authority: Enfield / Council Tax Band: C