



£475,000

**TENURE : SHARE OF
FREEHOLD**

Hazelwood Lane, Palmers Green N13

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two Double Bedrooms

**Edwardian Split-Level
Conversion**

Private Rear Garden

Share of Freehold

**Catchment area of
Hazelwood Primary School**

Convenient Transport Links

Gracechurch Property Services
13 Empire Parade, Edmonton, London, N18 1AA
info@gracechurch-property.co.uk | 02034180580
Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>

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PROPERTY SERVICES

A beautiful Edwardian split-level conversion offering nearly 1,000 sq ft of bright, stylish, and character-rich living space. Situated in the heart of Palmers Green on a prominent corner plot, this charming home enjoys a private entrance and a south-westerly facing rear garden, creating a rare blend of period charm and contemporary comfort.

Spanning the first and second floors of an attractive period residence, the property opens into a beautifully presented interior with high ceilings, large sash windows, and lovingly preserved period features. The first floor comprises a grand reception room with bespoke detailing and generous dining space, flooded with natural light from a striking bay window. The adjacent contemporary kitchen is bright and thoughtfully designed, leading to a charming breakfast nook framed by elegant sash windows—ideal for morning coffees, afternoon reading or a place for children to keep you company whilst cooking.

Also on this level is a generous double bedroom complete with an original built-in wardrobe, a modern bathroom featuring white metro tiles, plus a separate WC finished in soft pastels with brass accents and tasteful wallpapering.

Ascend to the second floor and discover an impressive principal bedroom (162 x 156) with plush textures, custom built-in storage within the eaves, and tranquil views across the neighbourhood. This space effortlessly balances function with luxury.

Step outside into a beautifully secluded private garden—an urban oasis perfect for summer lounging or alfresco dining, surrounded by mature planting and complete with relaxed pallet seating.

Out & About

Perfectly positioned within the catchment area of the Ofsted-rated 'Outstanding' Hazelwood Primary School and moments from the green open spaces of Hazelwood Recreation Ground and Broomfield Park, this home enjoys one of Palmers Green's most desirable locations. Commuters will appreciate the proximity to Palmers Green BR Station with direct links to Moorgate, and excellent road connections via the A10 and A406, offering effortless access into and out of the city.

This is a home that will appeal to discerning buyers looking for both charm and practicality, all set within a vibrant and well-connected North London neighbourhood.

Other Information...

Tenure: Share of Freehold (990 Year Lease)

Parking Arrangements: On-street parking (no permit)

Vendors position: Actively Looking

Council Tax Band: D (£2,164.02 Per Annum)

Local Authority: Enfield

Potential Rental Value: £1850 - £1900 PCM

Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property.

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage: 4G & 5G available

Broadband (estimated download speeds): Standard 16 Mbps | Superfast 80 Mbps | Ultrafast 1000 Mbps

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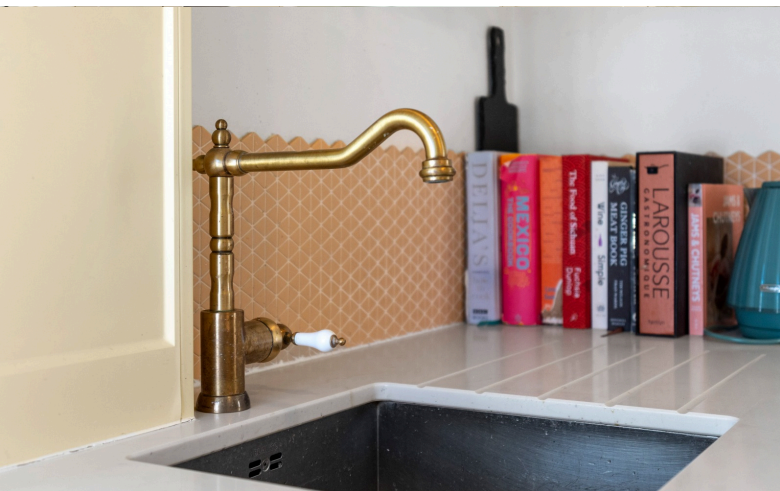
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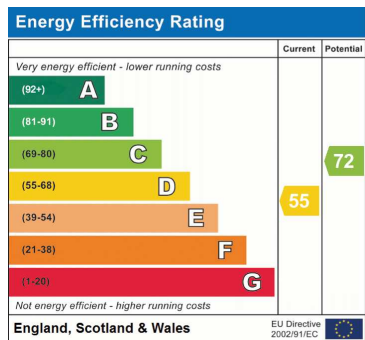
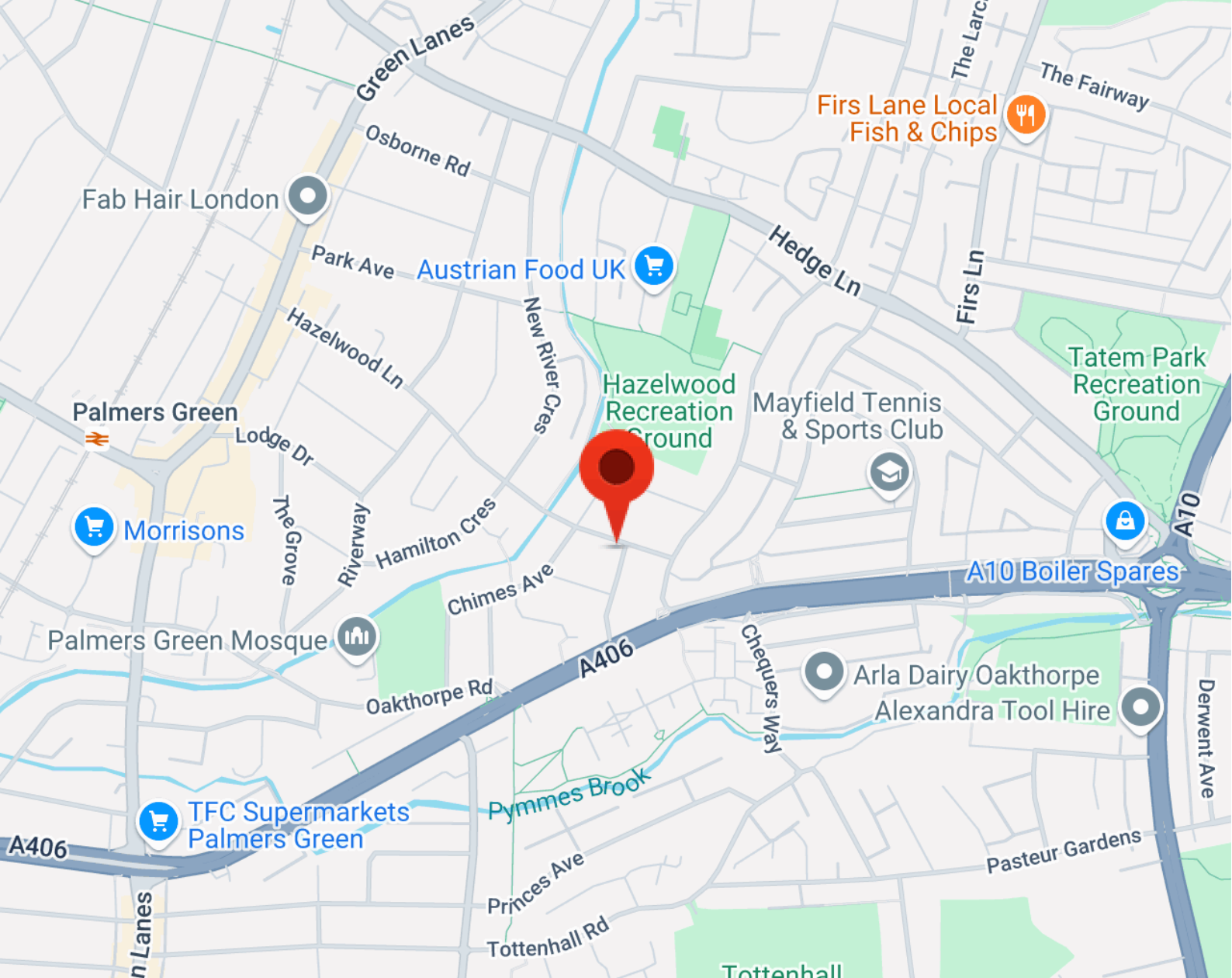






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