



£400,000

**TENURE : SHARE OF
FREEHOLD**

New River Crescent, Palmers Green N13

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 Double Bedrooms

First Floor Period Conversion

Loft Space

Private Garden

Potential to Extend (STPP)

Chain Free

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>

GRACECHURCH
PROPERTY SERVICES

A two-bedroom Edwardian first-floor conversion, with a private garden and loft space, located on a quiet and highly desirable tree-lined residential street in the heart of Palmers Green.

This characterful home effortlessly blends period charm with contemporary style and occupies the entire first floor of an attractive Edwardian property. The flat boasts generous proportions, high ceilings, and wonderful natural light.

The spacious reception room has an elegant feature fireplace, a generous dining space, and is flooded with natural light from the bay window. The separate kitchen is well-designed with stylish cabinetry and a large sash window. There are two bright and well-proportioned double bedrooms, and a modern three-piece bathroom suite finished in a crisp white palette with contrasting tiling.

A standout feature of this home is the sole use of a beautifully secluded west-facing rear garden, ideal for alfresco dining, entertaining or simply unwinding in the sunshine. The property also includes exclusive use of the loft space, perfect for additional storage or offering potential to extend (subject to planning permission and the necessary consents).

Perfectly located just a short stroll from the popular Palmers Green Triangle with its independent cafes, restaurants, and boutiques, the flat also benefits from excellent transport links. Palmers Green Station offers direct routes to Moorgate, while a variety of bus routes provide swift access across North London.

Other Information...

Tenure: Share of Freehold (136 years)

Parking Arrangements: On-street parking (no permit)

Vendors position: Chain Free

Council Tax Band: C (£1,923 p/yr)

Local Authority: Enfield

Service Charge: £0 (Any maintenance cost shared with the ground floor flat)

Ground Rent: £0

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 17 Mbps | Superfast 66 Mbps | Ultrafast 1800 Mbps

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)		77	
A			
(81-91)			
B			
(69-80)			
C	67		
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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