



JR Sales & Letting

**Green Lanes
Palmers Green**

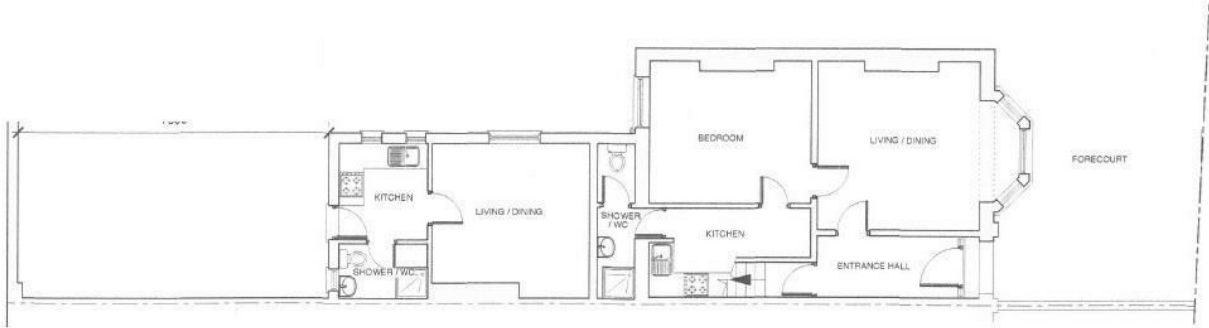


**£1,175,000
Freehold**

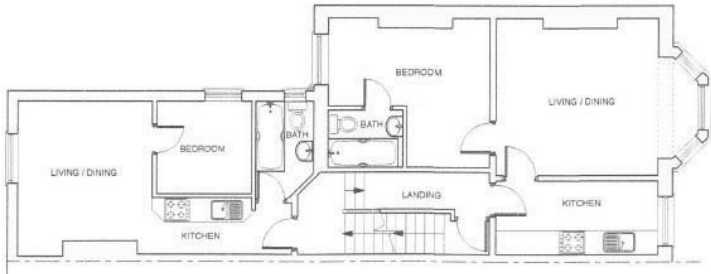
A rare opportunity to acquire the Freehold of this attractive Edwardian three-storey building, comprising FOUR residential one-bedroom flats and ONE studio flat. There is front off street parking spaces and rear garaging for three cars. Conveniently located just 0.7 miles from Winchmore Hill Train Station and 0.8 miles from Palmers Green Train Station, this property presents an excellent investment opportunity. Potential for further extension subject to planning.

- Three Storey Building
- Four 1 Bedroom Flats & One Studio Flat
- Great Rental Investment
- Rear Yards/Garages/Parking
- Front Off Street Parking
- Call For More Details & Viewing Arrangements
- Between Winchmore Hill & Palmers Green Train Stations

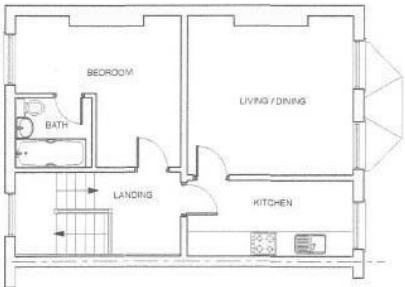
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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	

