



Anthony Webb

Lakeside Road, Palmers Green, London, N13  
£525,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Lakeside Road, Palmers Green, London, N13

Location Location! Two/three bedroom period conversion with own section of rear garden located within the Lakes Estate conservation area. Occupying the entire first floor of this semi-detached Edwardian property, the flat offers 947sq. ft of bright and airy living space.

Lakeside Road is located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, cafes, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands Park are also within easy reach.

Secure communal entrance • Entrance with original tessellated tiled floor and stairs to first floor • Spacious landing with and access to loft space via pull down loft ladder • Generously proportioned living room with bay window, original windows and feature fireplace • Fitted Kitchen • Dining room/bedroom to rear • Main double bedroom • Second single bedroom • Bathroom • Gas central heating • Own section of rear garden accessed via the side of the property.

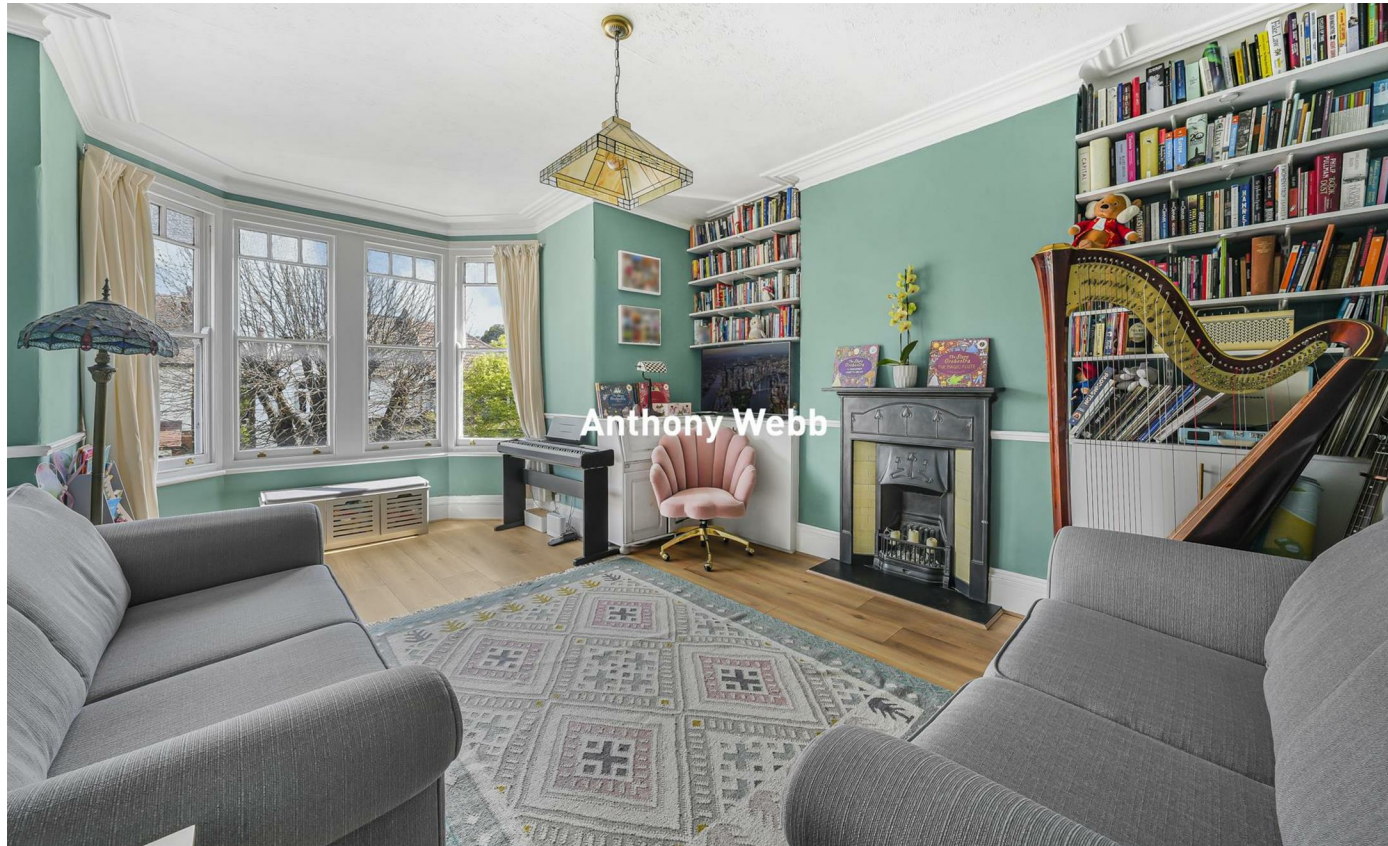
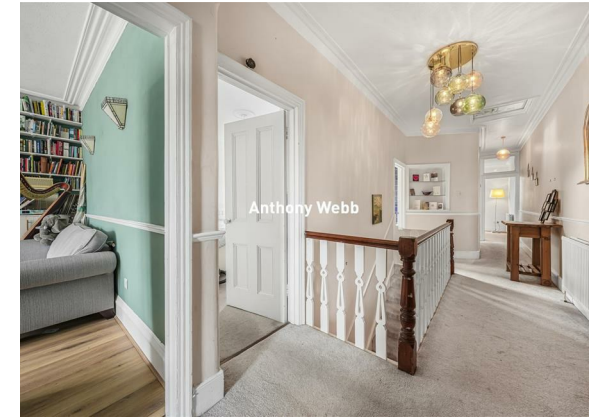
Lease remaining of 136 years.

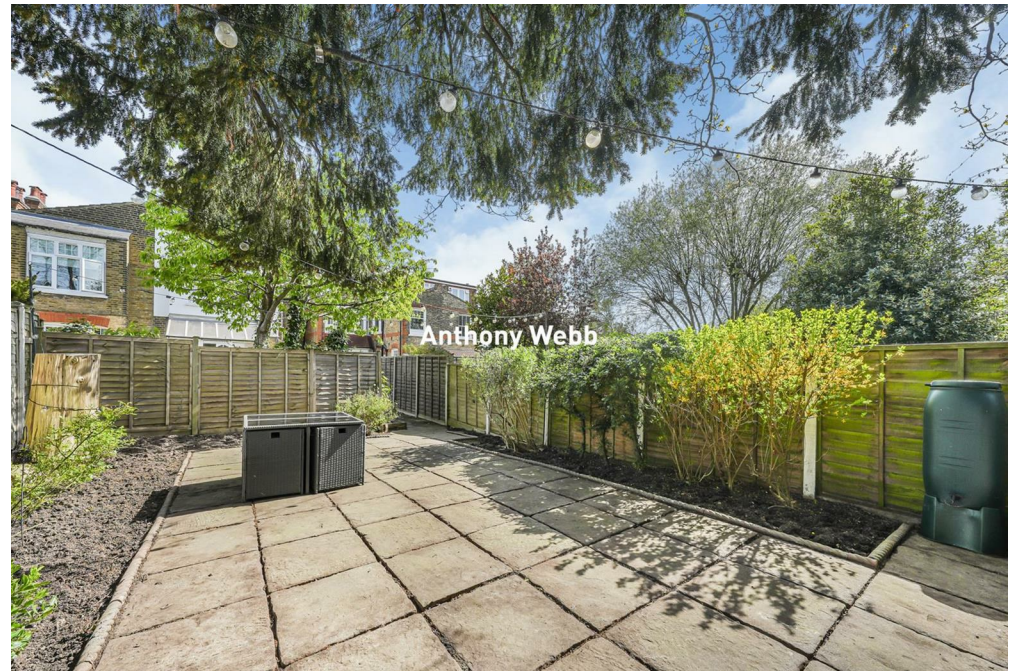
Service charges-£0

Ground rent-£0

Enfield Council Tax Band D

- Two/three bedrooms
- First floor Edwardian conversion
- Spacious reception
- Dining room/bedroom
- Kitchen+bathroom
- Many period features
- Lakes Estate conservation area
- Own private rear section of garden





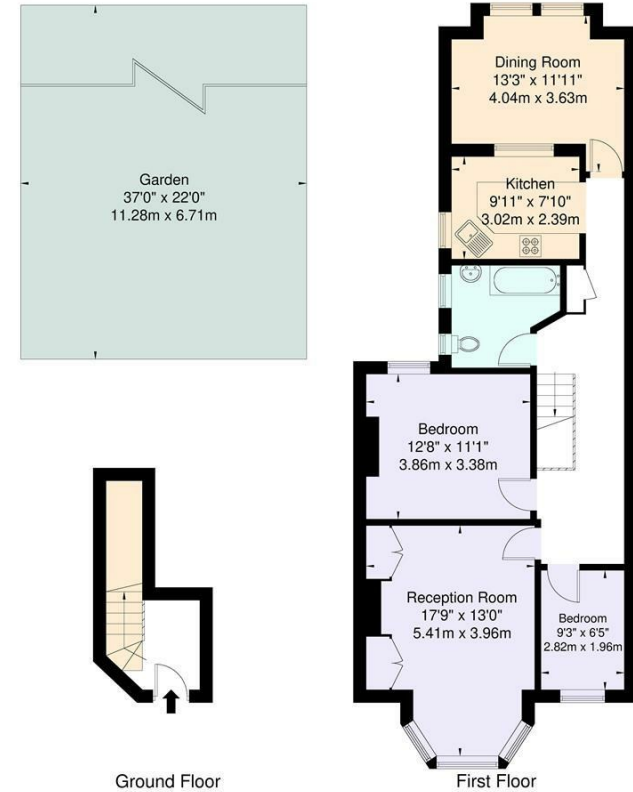
# Lakeside Road Palmers Green London N13 4PS

Tenure: Leasehold  
Gross Internal Area: 947.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Lakeside Road, N13 4PS  
Approximate Gross Internal Area = 88 sq m / 947 sq ft



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

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