



Meadowcroft Road, Palmers Green, London, N13  
Guide Price £525,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Meadowcroft Road, Palmers Green, London, N13

Guide price £525,000-£550,000. Beautifully presented two bedroom, double reception flat with private rear garden occupying the entire ground floor of this converted Edwardian property.

Meadowcroft road is a popular residential turning located off Green Lanes and benefits from a short walk to both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate. Southgate underground station (Piccadilly) and Grovelands Park are also a short ride via the W9 bus route.

Secure communal entrance • Hallway with original tessellated tiled floor • Two interconnecting receptions with feature fireplace, wood floor, skylights and folding doors to garden • Modern fitted Kitchen • Modern bathroom • Main bedroom with feature fireplace and round bay window • Second double bedroom with folding doors to garden • Gas central heating • Double glazing • Summer house/office • Private rear garden with paved patio, covered BBQ area, lawn and shrub borders.

Enfield Council Tax Band T.B.C  
Remaining lease-98 years  
Service charge £0  
Ground rent-£T.B.C

- Two bedrooms
- Edwardian ground floor garden flat
- Double reception
- Modern fitted kitchen
- Modern bathroom
- Double glazing/gas central heating
- Summer house/office
- Private rear garden





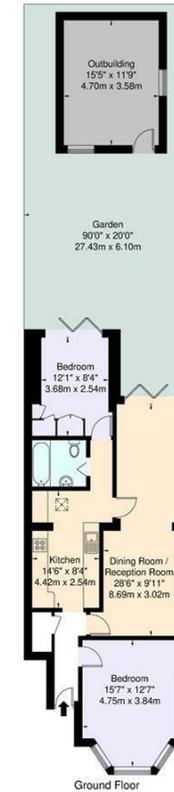
# Meadowcroft Road Palmers Green London N13 4EA

Tenure: Leasehold  
Gross Internal Area: 818.00 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			
(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 <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	

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Approximate Gross Internal Area = 76 sq m / 818 sq ft  
Outbuilding = 16.9 sq m / 181 sq ft  
Total = 92.9 sq m / 999 sq ft



For Illustration Purposes Only - Not To Scale

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