



Osborne Road, Palmers Green, London, N13
Chain Free £359,995 Leasehold

Anthony Webb
ESTATE AGENTS

Osborne Road, Palmers Green, London, N13

Spacious one double bedroom, two reception converted garden flat occupying the entire ground floor of this semi-detached Edwardian property.

Osborne Road is conveniently located off Green Lanes in the heart of Palmers Green and benefits from a wealth of shops, cafes, restaurants, bus routes and mainline station into Moorgate. Broomfield Park, Hazelwood recreation ground and The New River are also within easy walking distance.

Secure communal entrance • Spacious front reception with fireplace and bay window • Rear reception opening to fitted kitchen with door to side return and garden • Hallway with large storage cupboard • New modern bathroom • Double bedroom with fitted wardrobes and door to garden • Shared side gate and path to own section of rear garden.

Remaining lease-99 years
Ground rent - £200
Service charges - N/A
Enfield Council tax band D

- One bedroom flat
- Ground floor Edwardian conversion
- Two receptions
- Kitchen
- Modern bathroom
- Gas central heating/double glazing
- Modernisation required
- Own section of rear garden





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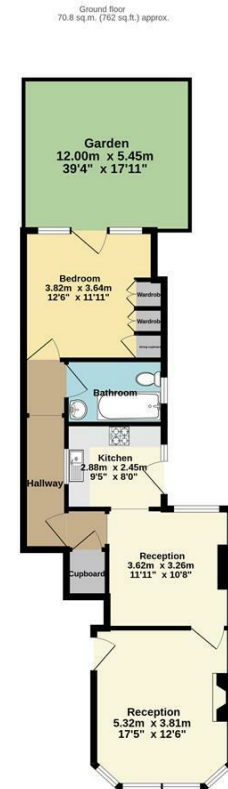
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Osborne Road Palmers Green London N13 5PT

Tenure: Leasehold
Gross Internal Area: 762.00 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 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	



TOTAL FLOOR AREA: 70.8 sq.m. (762 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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