



Hazelwood Lane, Palmers Green, London, N13
Offers In Excess Of £449,000 Leasehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

A spacious and well presented two double bedroom converted garden flat occupying the entire ground floor of Edwardian building. The property offers offers an impressive 753 sq.ft of well appointed living space.

Hazelwood Lane is a popular residential turning that is within easy walking distance of Green Lanes shops, restaurants, bus routes, Broomfield Park, The New River and Palmers Green's mainline station taking you into Moorgate in under 30 minutes. It is also within the Hazelwood Primary School catchment area.

Secure communal entrance • Hallway with wood floor and large storage cupboard • Double bedroom with bay window to front aspect • Second double bedroom • Modern kitchen with door to side return/garden • Modern bathroom, Spacious living room with wood floor and doors to garden • Parking space to front • Private rear garden.

Enfield Council Tax Band D
Remaining lease-165 years
Ground rent-£0
Service charges£0

- Ground floor Edwardian flat
- Two double bedrooms
- Spacious living room
- Modern kitchen
- Modern bathroom
- Gas central heating
- Off street parking space
- Own rear garden





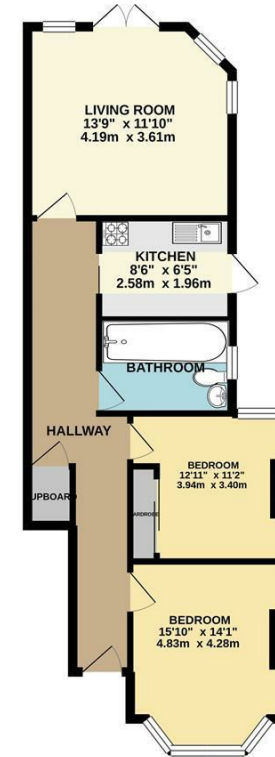
Hazelwood Lane Palmers Green London N13 5HB

Tenure: Leasehold
Gross Internal Area: 753.00 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		61	68
(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	

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753sq.ft. (70.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 for 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.
Made with Metropix ©2023

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palms Green, London N13 5TJ
020 8882 7888
palmsgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS