



Hazelwood Lane, Palmers Green, London, N13
Chain Free £399,995 Freehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

Spacious and well presented one double bedroom, two reception converted garden flat occupying the entire ground floor of this Edwardian period property. The property is offered chain free and will come with the whole freehold.

Hazelwood Lane is a popular residential turning within a few minutes walk of Green Lane's shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces within easy reach including The New River, Hazelwood Recreation Ground and Broomfield Park.

Secure communal entrance and hallway with original stained glass front door • Spacious reception with feature fireplace and bespoke shutters to bay window • Dining room with feature fireplace and door to side return and garden • Fitted kitchen • Modern shower room • Generous double bedroom with original stained glass windows and doors to garden • Double glazing • Gas central heating • Own private rear garden measuring 70ft approx.

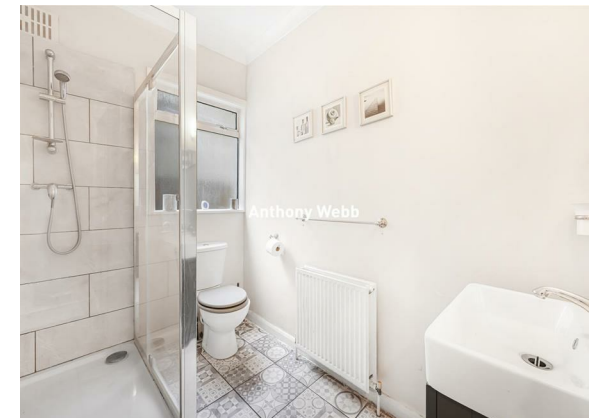
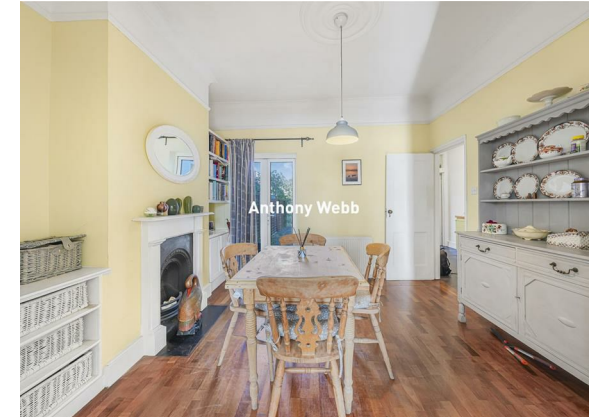
Enfield Council tax band D

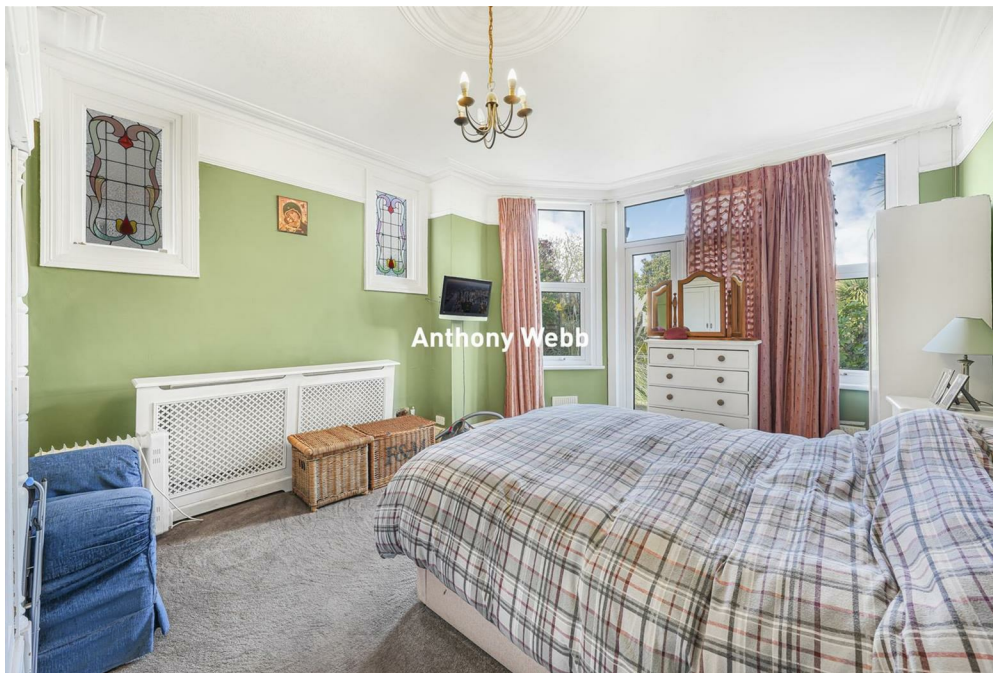
The property is offered with the freehold and a remaining lease of xxx years

No service charges

No ground rent

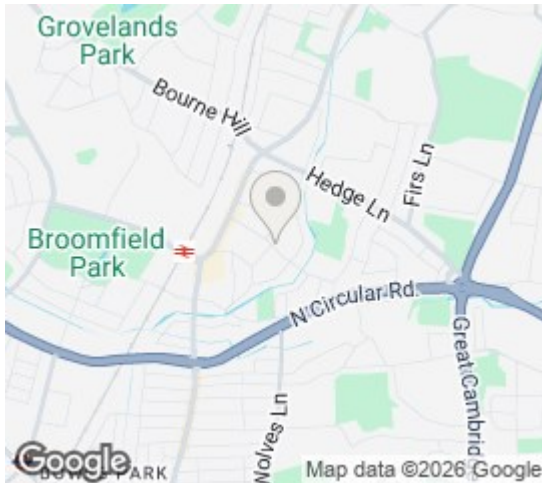
- One double bedroom
- Ground floor Edwardian flat
- Reception with feature fireplace
- Dining room
- Fitted kitchen
- Modern Shower room
- Private rear garden
- Complete freehold





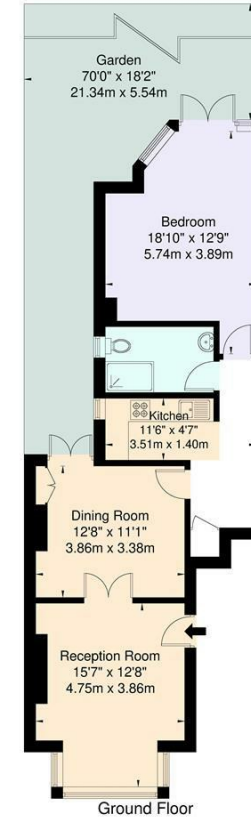
Hazelwood Lane Palmers Green London N13 5HB

Tenure: Freehold
Gross Internal Area: 707.00 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		57	68
(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			

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Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



Ground Floor
For Illustration Purposes Only - Not To Scale

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