

FOR SALE



New River Crescent, Palmers Green, London, N13
£376,500 Leasehold

Anthony Webb
ESTATE AGENTS

New River Crescent, Palmers Green, London, N13

A CHAIN FREE beautifully presented two double bedroom converted flat occupying the entire first floor of this Edwardian property located in a popular residential turning off Hazelwood Lane.

New River Crescent is ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate in under 30 minutes. There are many green spaces within easy walking distance including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood primary school is also a few minutes walk away.

123 year lease remaining • Ground floor entrance hallway with storage cupboard and stairs to first floor • Spacious landing with access to loft space with potential to convert • Living room with feature fireplace and bay window • Modern kitchen with solid wood work surfaces • Modern bathroom with a roll top bath tub and separate w.c • Walls painted and new carpet laid in last 6 months • Double glazing • Gas central heating.

- Edwardian first floor flat
- Two double bedrooms
- Modern fitted kitchen
- Living room with feature fireplace
- Modern bathroom/w.c
- Quiet residential turning
- Close to shops/buses/station
- Potential to extend into loft space



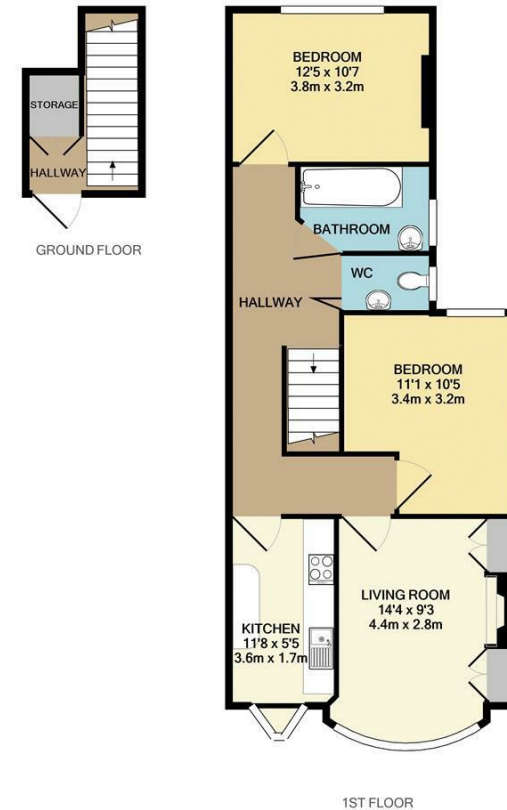


New River Crescent Palmers Green London N13 5RJ

Tenure: Leasehold
Gross Internal Area: 582.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 77 |
| (81-91) B | | | |
| (69-80) C | | 65 | |
| (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 | | | 78 |
| (81-91) B | | | |
| (69-80) C | | 63 | |
| (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 APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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