



**Hazelwood House, New River Crescent, London, N13**  
**Chain Free £335,000 Leasehold**

# Hazelwood House, New River Crescent, London, N13

CHAIN FREE ground floor maisonette with 937 lease remaining, two double bedrooms, original parquet wood flooring, own front door and direct access to own rear garden.

The property which requires MODERNISATION is located in a popular residential turning located off Hazelwood Lane within easy walking distance of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are many green spaces near by including Broomfield park, Hazelwood recreational ground and the New River.

Own front door to hallway with original parquet wood floor • Spacious living room with original parquet wood floor, fireplace and door to garden • Kitchen with door to garden • Bathroom • Double glazing • Modern combination boiler and gas central heating • South East facing rear garden measuring 40ft.

- Two bedrooms
- Ground floor maisonette
- Spacious living room
- Modernisation required
- Double glazing/gas central heating
- Close to shops/station
- Chain free

Chain Free £335,000

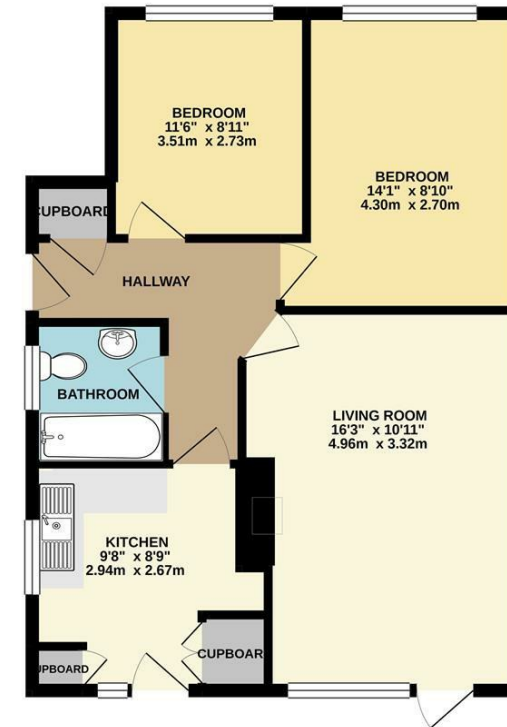
Tenure: Leasehold

Gross Internal Area: 646.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
10-48	A		
11-51	B		
19-40	C		
15-46	D		
19-54	E		
11-28	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their suitability or efficiency can be given.  
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