



Green Lanes, Palmers Green, London, N13
Chain Free £355,000 Share of Freehold

Anthony Webb
ESTATE AGENTS

Green Lanes, Palmers Green, London, N13

FANTASTIC SPACIOUS GROUND FLOOR APARTMENT. A two double bedroom ground floor apartment located on the corner of Bourne Hill and Green Lanes within easy reach of Palmers Green, Winchmore Hill and Southgate shops, bus routes and mainline/tube stations. The property, which is offered CHAIN FREE, benefits from a very spacious 21ft x 19ft living/dining room with door to balcony, a modern kitchen with door to second balcony, a 16ft master bedroom, modern separate bathroom and w.c. Further benefits include gas central heating, double glazing, 900+lease and parking facilities. The property is currently let on an assured shorthold tenancy at £1300 pcm.

- Two double bedrooms
- Ground floor apartment
- Very spacious living space
- Modern kitchen & bathroom
- Two balconies
- 900+lease remaining
- Parking facilities
- Close to shops & stations



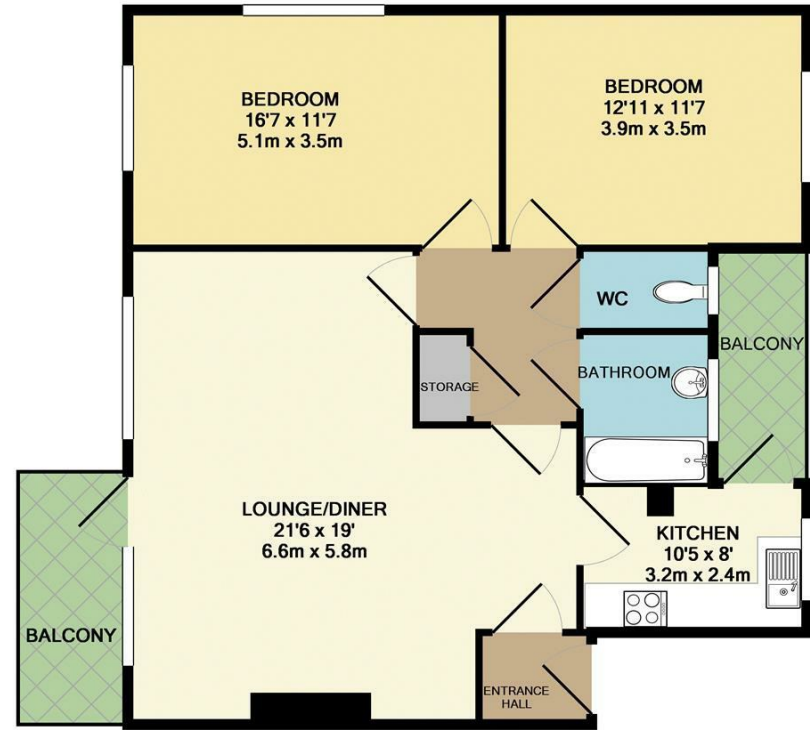


**Green Lanes
Palmers Green
London
N13 4DD**

Tenure: Share of Freehold
Gross Internal Area: 926.00 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 APPROX. FLOOR AREA 926 SQ.FT. (86.0 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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