



LIGHTCLIFFE ROAD, N13  
OFFERS OVER £350,000 LEASEHOLD

## A LIGHT AND AIRY ONE-BEDROOM FLAT WITH SPACIOUS ACCOMMODATION.

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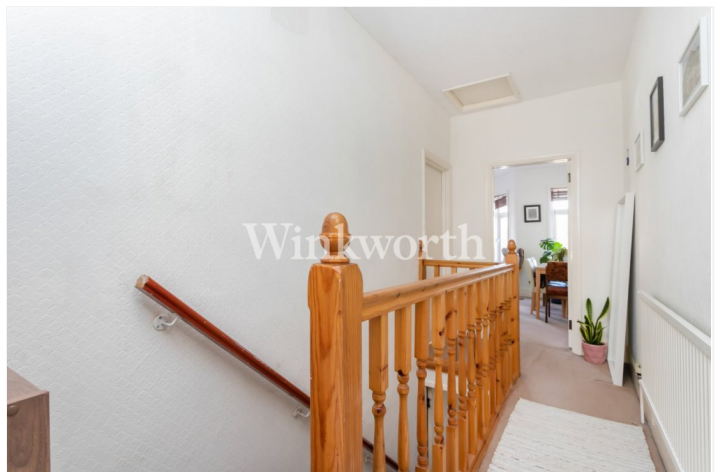
## DESCRIPTION:

A light and spacious flat arranged on the entire first floor of a terraced period house in a sought-after location in Palmers Green, approximately half a mile to the rail station to Moorgate, and easy reach of shopping amenities on Green Lanes. A long landing guides to a generously sized reception room with a bay window and ample space for a dining table. There is also an eat-in kitchen, a double bedroom with a fitted suite, and a contemporary-style bathroom.

This lovely flat would make an ideal first-time purchase or buy-to-let investment. Offered for sale with a remaining lease term of just over 151 years.

- Tenure: Leashold
- Lease Term: Approximately 151 years remaining (189 years from 29th September 1986)
- Service Charge: N/A
- Ground Rent: Currently £104 Per Annum, rising to £156 Per Annum in 2052
- Council Tax: London Borough of Enfield - Band C





**Lightcliffe Road, N13**  
**Approx. Gross Internal Floor Area 627 sq. ft / 58.22 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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