

Hazelwood Lane, N13

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£420,000 *Leasehold*

A superb chain-free flat occupying the entire first floor of a terraced period house in the heart of Palmers Green, ideally situated moments from the popular Hazelwood Primary School and within easy reach of the cafés and restaurants of Green Lanes, Palmers Green Overground station with direct links to Moorgate, and the open spaces of Broomfield Park.

The property offers just over 840 sq. ft. of well-proportioned accommodation and benefits from high ceilings throughout, enhancing the sense of space and natural light. The impressive reception room provides ample space for both living and dining and features an attractive focal-point fireplace. At one end of the room is a beautifully appointed contemporary kitchen, fitted with sleek handleless cabinetry, quartz worktops and an extensive range of integrated appliances. Thoughtfully designed to maximise both storage and workspace, the kitchen enjoys excellent natural light and provides an ideal setting for everyday living and entertaining alike.





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There are two bedrooms positioned at opposite ends of the flat, including a generous double bedroom overlooking the rear. The stylish bathroom is fitted with a contemporary four-piece suite comprising a bath and a wide walk-in shower with a Crittall-style glass screen. There is also a separate WC.

Further benefits include double glazing throughout, a useful cloak area on the ground floor, and access to a spacious loft space providing excellent storage. Subject to the necessary planning permissions and consents, the loft may also offer scope to add additional rooms.

Viewing is highly recommended to fully appreciate the location and accommodation this lovely flat has to offer.













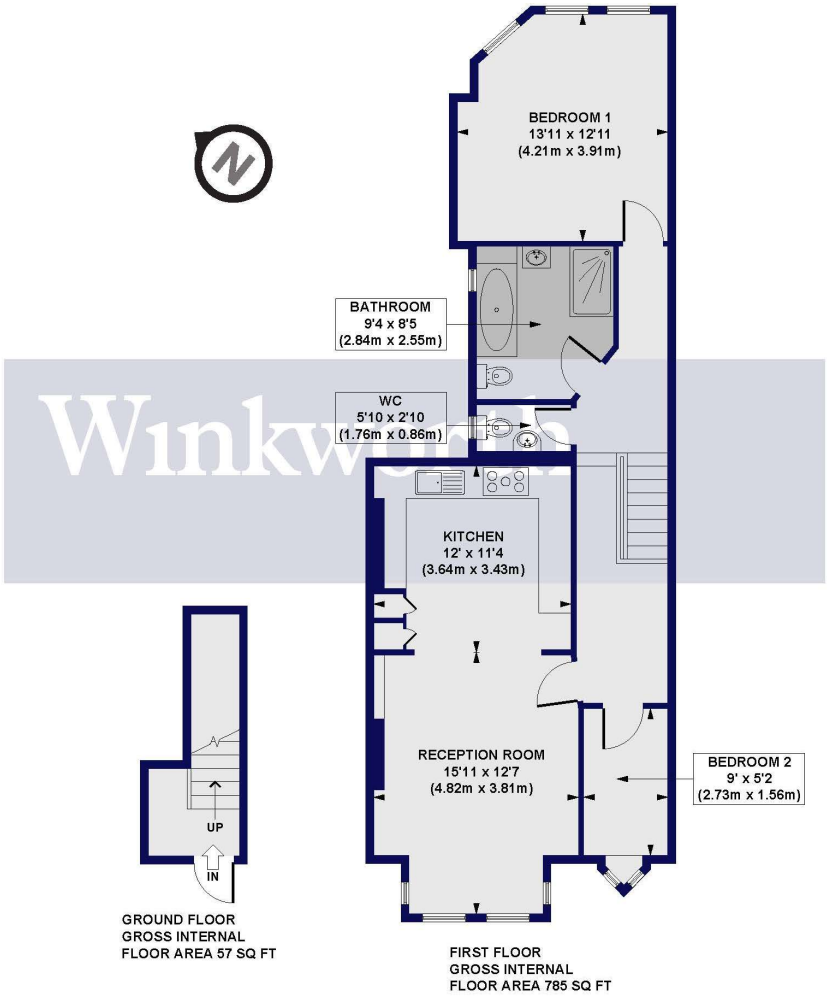


MATERIAL INFO

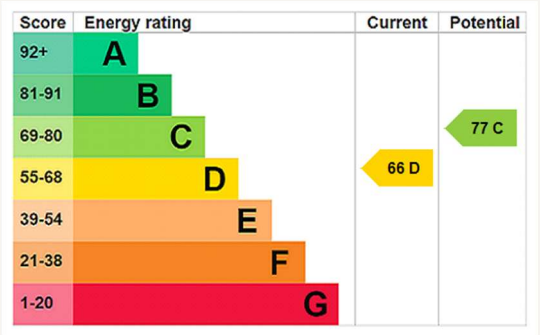
Tenure: Leasehold
Term: Circa 140 year and 6 months
Service Charge: N/A
Ground Rent: Peppercorn
Council Tax: London Borough of Enfield - Band D
EPC rating: D

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Approx. Gross Internal Floor Area 842 sq. ft / 78.28 sq. m



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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