



Hamilton Way, N13

£325,000 *Freehold*

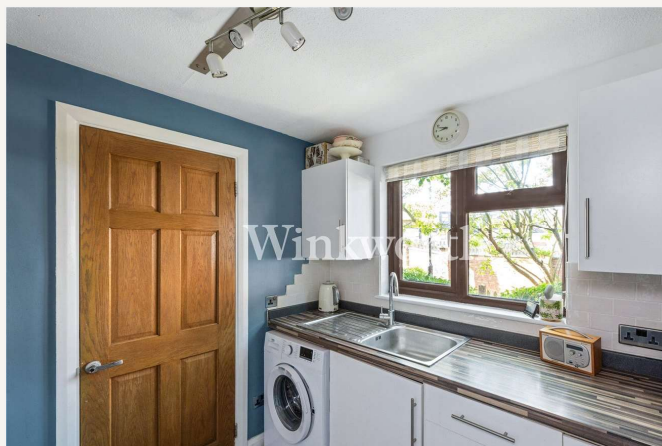
Rarely available one-bedroom end-of-terrace cluster house offered chain-free, in a lovely residential turning in the heart of Palmers Green, set alongside the New River, offering a pleasant outlook and a sense of privacy from the surrounding area.

The property is in easy reach of Palmers Green overground station (to Moorgate via Finsbury Park) making it ideal for commuters. Green Lanes is also close by, providing a wide selection of independent shops, cafés, restaurants, and everyday amenities, while Broomfield Park offers attractive open green space.

KEY FEATURES



- Rarely Available One-Bedrooms Cluster House
- Freehold
- Chain-Free
- Pleasant Location in Easy Reach of Palmers Green's Public Transport and Shopping Amenities
- Well-Presented Throughout
- Fitted Kitchen
- Shower Room
- View of the New River from the Bedroom
- Allocated Parking Space



Palmers Green

020 8920 9900 | palmersgreen@winkworth.co.uk

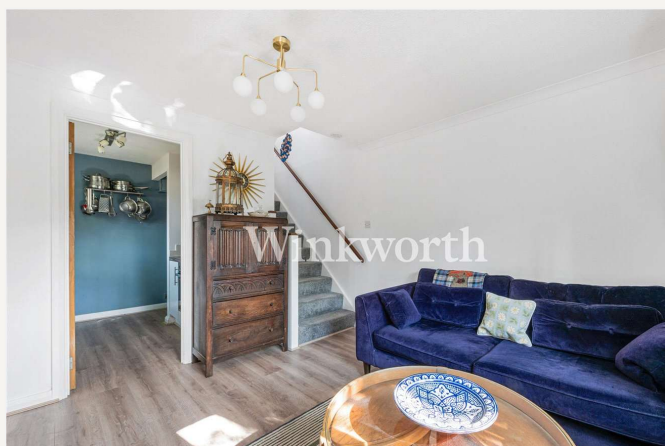


The ground floor features a tastefully decorated reception room and a modern fitted kitchen. On the first floor, there is a generous double bedroom with a window overlooking the New River and a fitted wardrobe. There is also a fully tiled shower room and access to the loft.

Additional benefits include a private parking space, communal gardens to the front and side.

There is an annual management charge of £380 to cover the maintenance of the communal grounds. Each owner will hold a share in the management company, ensuring that the interests and rights of the residents are properly represented.

We highly recommend a viewing to fully appreciate the location of this lovely property.





MATERIAL INFO

Tenure: Freehold

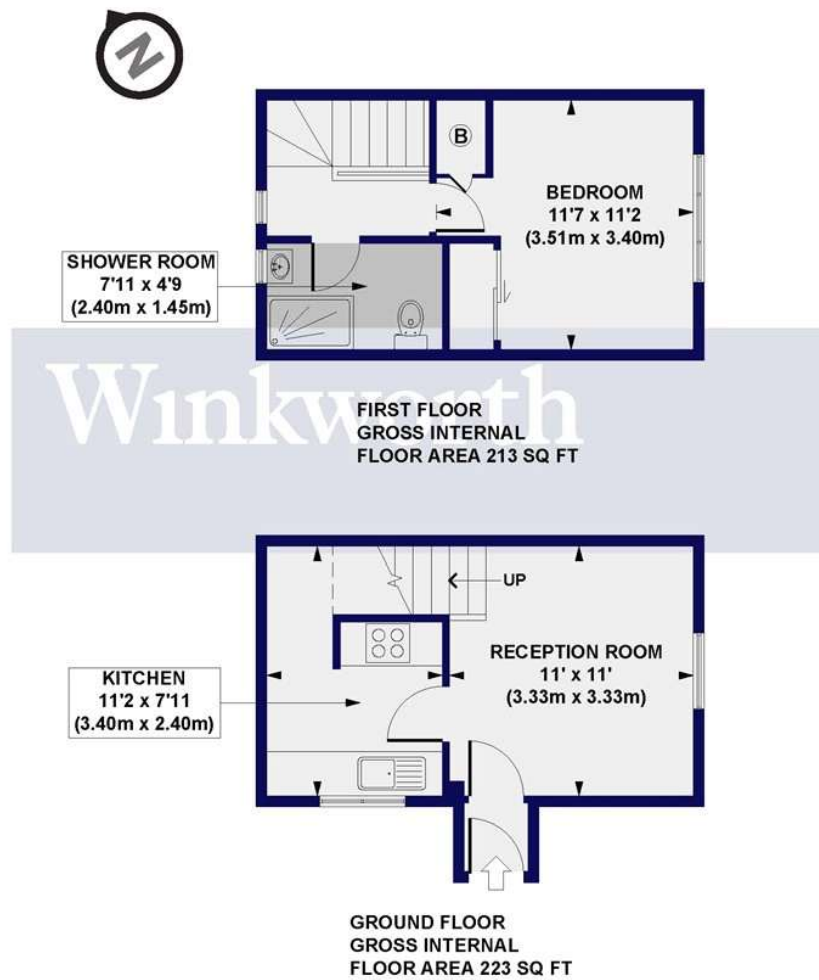
Maintenance Charge: £380.00 per annum

Ground Rent: Nil

Council Tax: London Borough of Enfield - Band C

EPC rating: D

Hamilton Way, N13
Approx. Gross Internal Floor Area 436 sq. ft / 40.54 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN260089>

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.

Palmers Green

020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.