



HAZELTREE LODGE, LONDON, N13
OFFERS OVER £425,000 LEASEHOLD

**A MODERN TWO DOUBLE BEDROOM APARTMENT
 BOASTING SPACIOUS ACCOMMODATION AND
 SECURE ALLOCATED PARKING.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

An exceptionally spacious, two double bedroom apartment set on the first floor of a private development in the heart of Palmers Green, within close proximity to the mainline BR station to Moorgate, bus links and local shops.

Offered for sale chain-free, the property boasts an impressive 956 Sq.ft of light and airy living accommodation featuring an impressive 21'7 long reception/dining room, a stunning modern kitchen fitted with a range of integrated appliances and a granite work top, a contemporary bathroom and an en-suite to the master bedroom. Additional benefits include secure allocated parking, a utility room, solid wood flooring, video entry phone system, communal garden with an allocated storage shed, and a remaining lease term of just under 120 years.

Council Tax: London Borough of Enfield - Band D

Service Charge: £1,200 Per Annum

Ground Rent: £250 Per Annum

SUMMARY:

- Modern Purpose-Built Apartment Situated on the First Floor
- Excellent Town Centre Location - Close to Transport Links, Shopping Amenities and Parks
- 956 Sq.ft of Spacious Living Accommodation
- Chain-Free
- Large Reception/Dining Room
- Two Double Bedrooms
- Luxury Fitted Kitchen
- Contemporary Bathroom and En-Suite to Master Bedroom
- Secure Allocated Parking
- Communal Garden




Hazelwood Lane, N13
Approx. Gross Internal Floor Area 956 sq. ft / 88.82 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			
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	

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