



LODGE DRIVE, N13
OFFERS OVER £370,000 LEASEHOLD

**A GENEROUSLY SIZED SPLIT-LEVEL FLAT LOCATED WITHIN
EASY REACH OF PUBLIC TRANSPORT LINKS AND SHOPPING
AMENITIES.**

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DESCRIPTION:

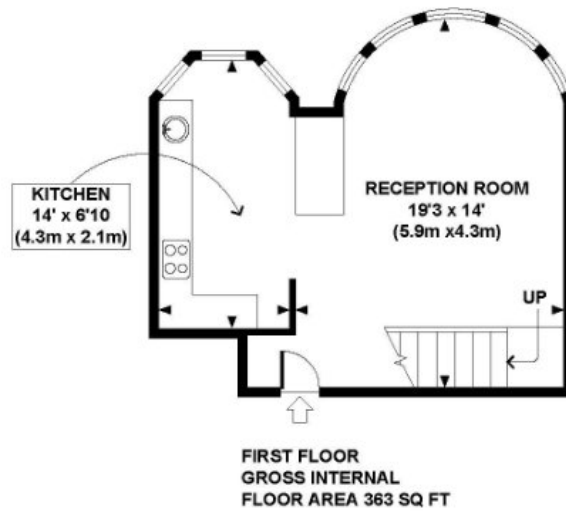
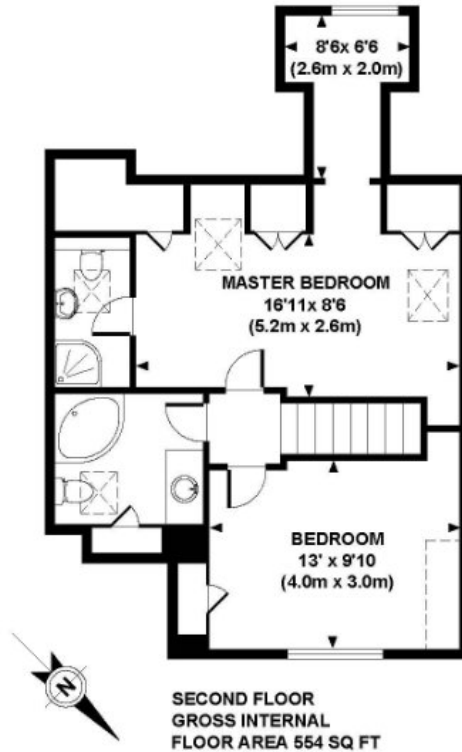
A light and spacious two bedroom split-level flat enviably located in the heart of Palmers Green, located close to the mainline station to Moorgate, Broomfield Park, and excellent shopping amenities along nearby Green Lanes.

The property boasts 917 Sq.ft of floor area arranged over the first and second floors of an end of terrace period conversion. The first floor enjoys an impressive reception room with a large bay window and plenty of space to dine and relax. An open-plan kitchen at one end benefits from modern units with a granite worktop and a breakfast bar. The first floor provides two generously sized bedrooms, one of which has an en-suite and eaves storage, plus a modern bathroom. Externally the property benefits from an allocated parking bay at the front of the building. Offered for sale chain-free and with a remaining lease term of just under 110 years.

SUMMARY:

- Generously Sized Split-Level Flat
- Accommodation Arranged Over First and Second Floors
- Convenient Location Close to Public Transport Links and Shopping Amenities
- Chain-Free
- Impressive Open-Plan Reception Room and Kitchen
- Two Spacious Bedrooms
- Bathroom Plus En-Suite Shower Room
- Plenty of Built-in Storage
- Allocated Parking Space
- Service Charge: N/A
- Ground Rent: £150 Per Annum
- Council Tax: London Borough of Enfield - Band C





APPROX. GROSS INTERNAL FLOOR AREA 917 SQ FT / 85 SQ M
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Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

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		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	77
EU Directive 2002/91/EC			



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