



HAZELWOOD LANE, N13
£365,000 LEASEHOLD

**SPACIOUS FIRST-FLOOR FLAT IN A CONVENIENT LOCATION IN
 PALMERS GREEN.**

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

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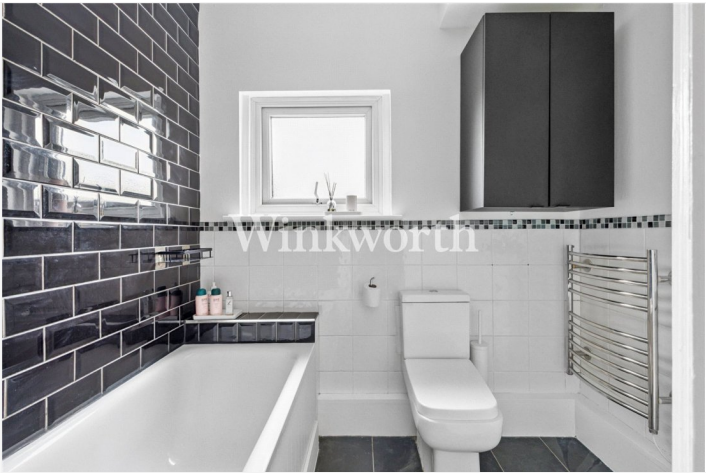
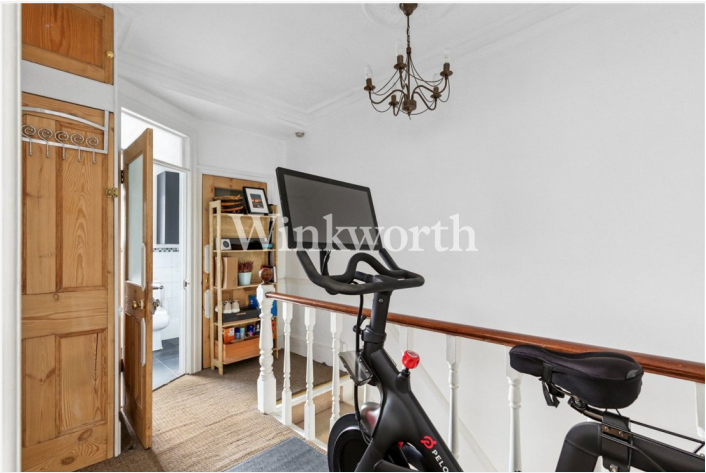
DESCRIPTION:

A light and spacious one-bedroom flat arranged on the entire first floor of an end-of-terrace Edwardian house, situated in a sought-after location within easy reach of Palmers Green overground station (with direct services to Moorgate via Finsbury Park) and shopping amenities on Green Lanes.

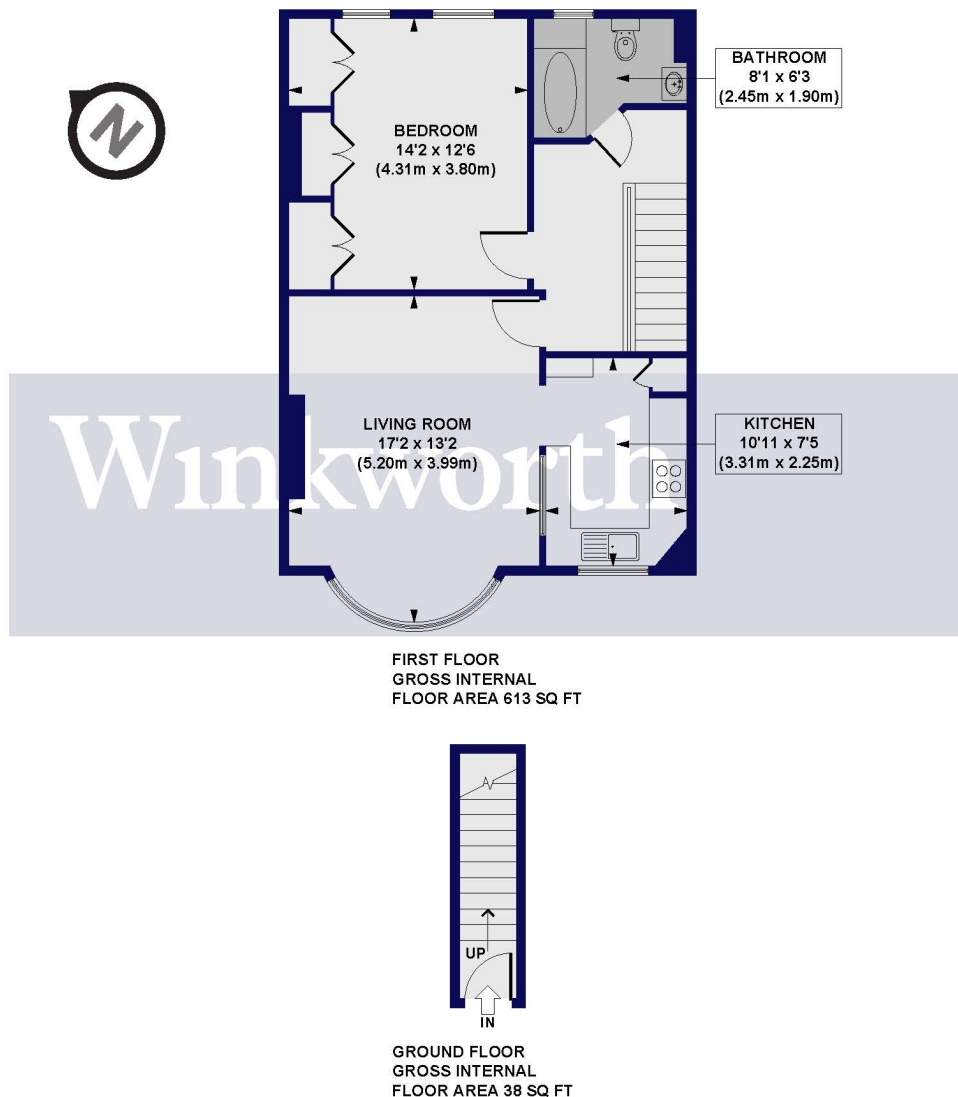
The property offers bright and airy accommodation with high ceilings throughout. There is a generously sized reception room featuring a charming round bay window and parquet wood flooring, which adds warmth and character to the space, along with ample room for a dining table. An opening on one side of the room guides into a kitchen fitted with contemporary wall and base units, block-wood worktop, breakfast bar, and integrated appliances. You will also find a spacious double bedroom located at the rear of the flat with a fitted wardrobe. There is also a modern bathroom with a three-piece suite.

The flat would make an ideal first-time purchase or buy-to-let investment. Offered for sale with a remaining lease term of approximately 115 years.

We highly recommend a viewing to fully appreciate the light and space this lovely flat has to offer.



Hazelwood Lane, N13
Approx. Gross Internal Floor Area 651 sq. ft / 60.48 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Lease Term: Approximately 115 years remaining

Service Charge: £0

Ground Rent: £250 Annually (subject to increase)

Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of listing.

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