



HAZELWOOD LANE, N13  
OFFERS OVER £400,000 SHARE OF FREEHOLD

A SUPERB GARDEN FLAT WITH TWO DOUBLE  
BEDROOMS, LOCATED CLOSE TO TRANSPORT LINKS,  
AMENITIES AND OPEN SPACES.

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## DESCRIPTION:

A light and airy, two bedroom flat arranged over the entire ground floor of an end of terrace period house, situated opposite Hazelwood Primary school, within easy reach of Palmers Green BR station to Moorgate and the popular Broomfield Park. The property boasts just over 700 Sq.ft of generously sized living accommodation with high ceilings and tall windows. You also will find two large double bedrooms, one of which has dual aspect windows and a large bay, a reception room, fitted kitchen, utility area and a modern bathroom. Externally there is direct access to a private paved rear garden and a driveway at the front.

## AT A GLANCE:

- Ground Floor Conversion
- Two Double Bedrooms
- Direct Access to a Private Rear Garden
- High Ceilings and Tall Windows
- Driveway
- Located Opposite Hazelwood Primary School
- Easy Reach of Palmers Green BR Station and Broomfield Park
- Share of Freehold
- Chain-Free

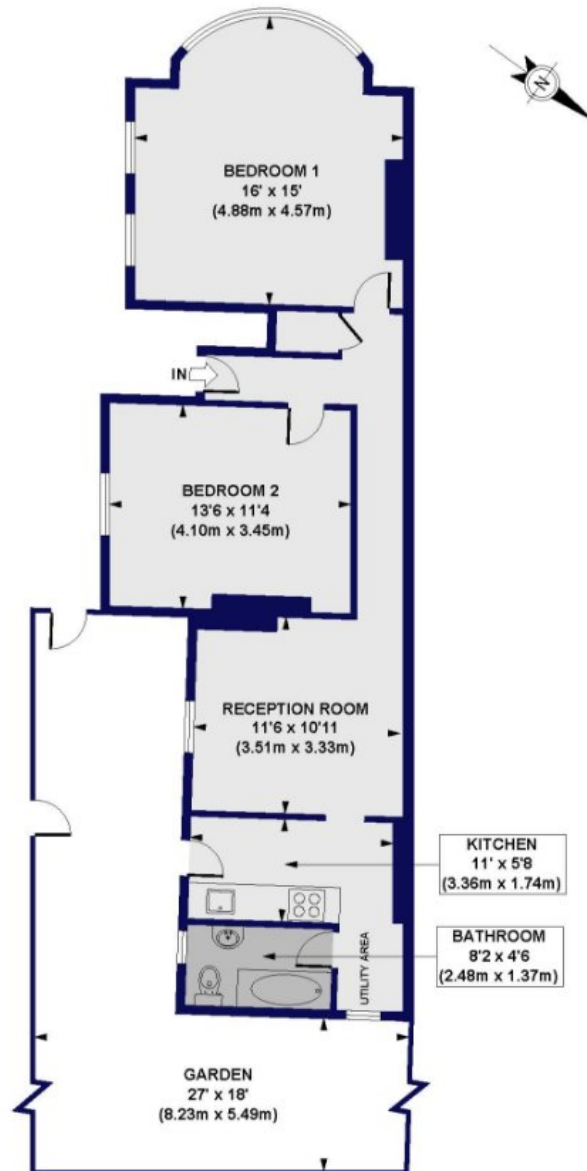






# Hazlewood Lane, N13

Approx. Gross Internal Floor Area 705 sq. ft / 65.52 sq. m



GROUND FLOOR

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.

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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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
57	74
England, Scotland & Wales	
EU Directive 2002/91/EC	

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