



**THE GROVE, N13**  
**OFFERS OVER £325,000 LEASEHOLD**

**A SUPERB TWO-BEDROOM SPLIT-LEVEL PERIOD  
CONVERSION SITUATED IN THE HEART OF PALMERS  
GREEN.**

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## DESCRIPTION:

A light and airy two-bedroom split-level flat enviably located in the heart of Palmers Green, within easy reach of the mainline station (to Moorgate), the popular Hazelwood Primary School, Broomfield Park, and excellent shopping amenities. Offered for sale chain-free, the property boasts 726 sq. ft. of accommodation spanning the first and second floors of an end-of-terrace period conversion. On the first level is a spacious open-plan kitchen/reception room, while on the upper floor are two bedrooms, including an impressive 20'11" x 11'5" main bedroom with dual aspect windows, a second single bedroom, and a bathroom. The property also features gas central heating and double glazing. There is also the option to purchase a parking space at an additional cost of £15,000.

- Tenure: Leasehold
- Lease Term: Approximately 123 years remaining
- Service Charge: There is no service charge however, cleaning of the common area will be the responsibility of the lessees
- Ground Rent: £350 Per Annum
- Council Tax: London Borough of Enfield - Band C

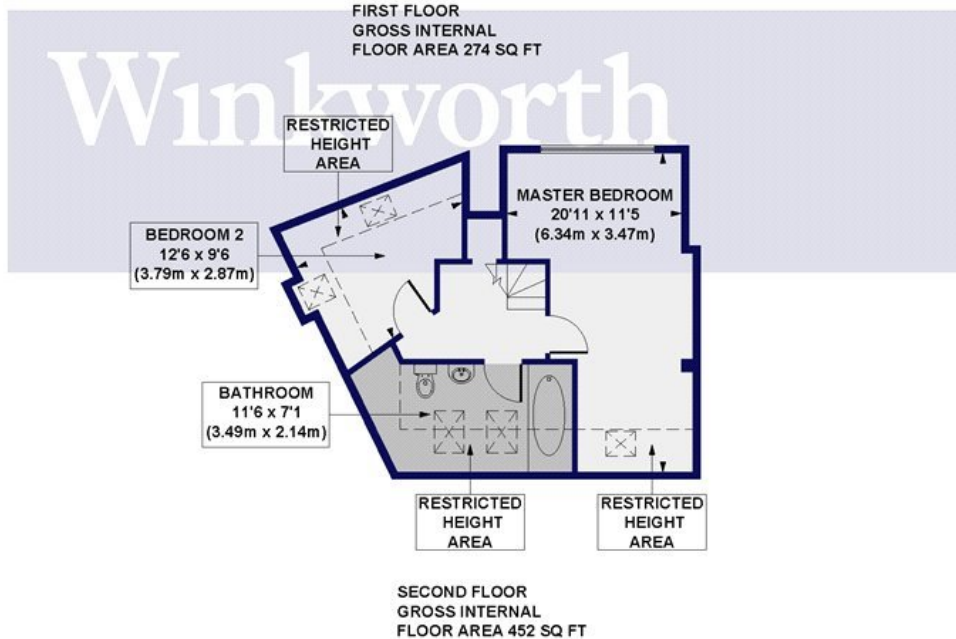






# The Grove, N13

Approx. Gross Internal Floor Area 726 sq. ft / 67.45 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 616 sq. ft / 57.25 sq. m (Excluding Restricted Height Area)



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	76
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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