



LIGHTCLIFFE ROAD, N13
£395,000 SHARE OF FREEHOLD

A LOVELY TWO-BEDROOM FIRST-FLOOR FLAT IN A CONVENIENT LOCATION.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk 393
 Green Lanes, Palmers Green, N13 4JG

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SUMMARY:

A light and airy flat arranged on the entire first floor of a terraced period house, situated on a sought-after tree-lined road within easy reach of Palmers Green overground station (offering services to Moorgate via Finsbury Park), plus a bus service to Southgate tube (Piccadilly line). You will also find Hazelwood Primary School, and the popular Broomfield Park nearby.

A long landing leads to an open-plan living room and a modern kitchen with handleless units, integrated appliances, and a breakfast bar. There are also two well-proportioned bedrooms and a contemporary tiled bathroom with underfloor heating. The property further benefits from double-glazed windows and is offered for sale with a share of freehold and no onward chain.

We recommend an internal viewing to fully appreciate the light and space this lovely property offers.

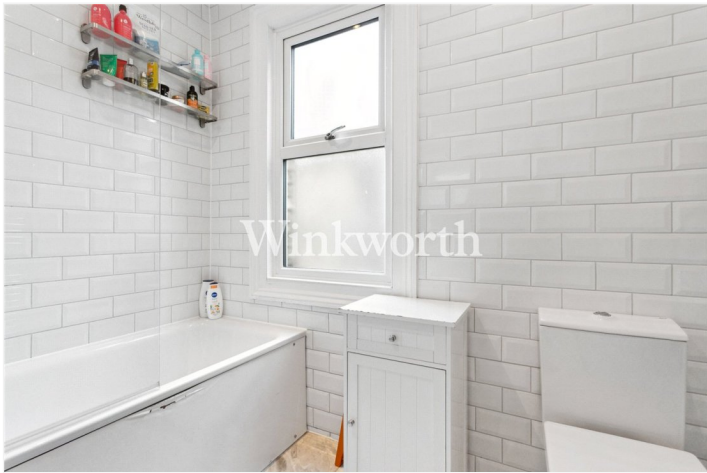
Tenure: Share of Freehold

Remaining Lease Term: Currently in the region of 88 years remaining (125 years from 24th June 1988)

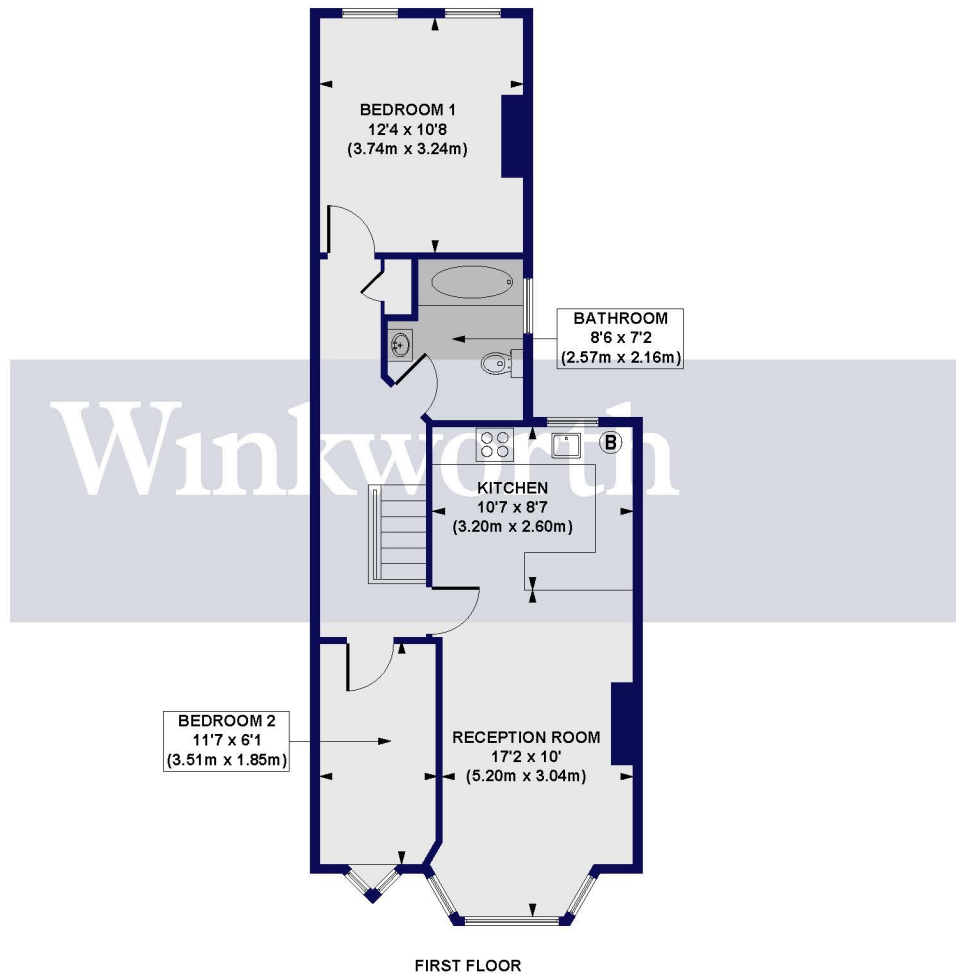
Service Charge: N/A

Ground Rent: N/A

Council Tax: London Borough of Enfield – Band C



Lightcliffe Road, N13
Approx. Gross Internal Floor Area 624 sq. ft / 58.03 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	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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