



Lakeside Road, Palmers Green, London, N13
£485,000 Leasehold

Anthony Webb
ESTATE AGENTS

Lakeside Road, Palmers Green, London, N13

Two/three bedroom period conversion with own section of rear garden located within the Lakes Estate conservation area. Occupying the entire first floor of this semi-detached Edwardian property, the flat offers 947sq. ft of bright and airy living space.

Lakeside Road is located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, cafes, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands Park are also within easy reach.

Secure communal entrance • Entrance with original tessellated tiled floor and stairs to first floor • Spacious landing with access to loft space via pull down loft ladder • Generously proportioned living room with bay window, original windows and feature fireplace • Fitted Kitchen • Dining room/bedroom to rear • Main double bedroom • Second single bedroom • Bathroom • Gas central heating • Own section of rear garden accessed via the side of the property.

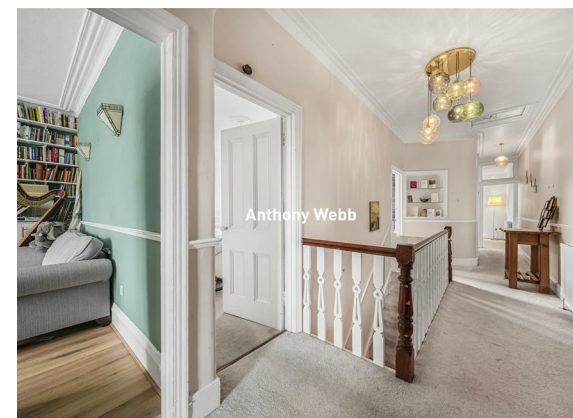
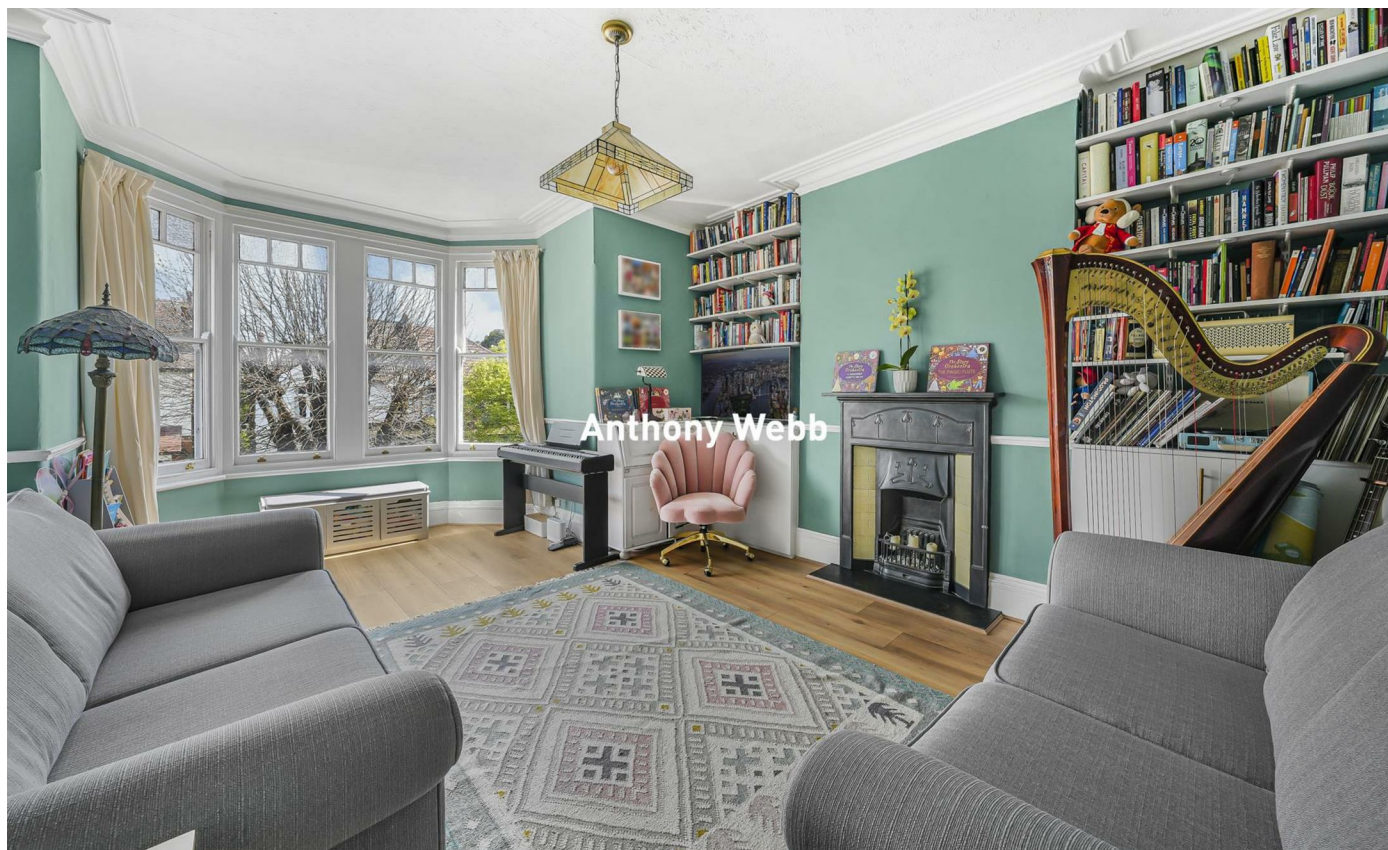
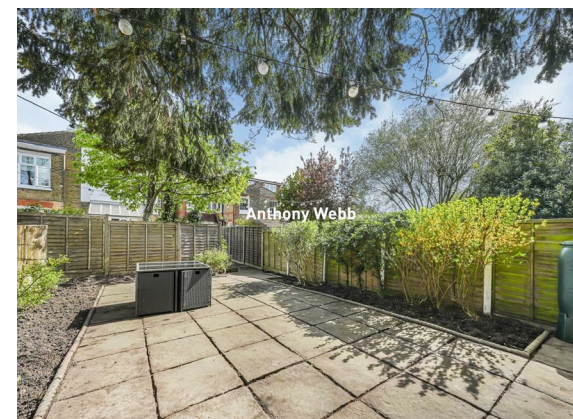
Lease remaining of 136 years.

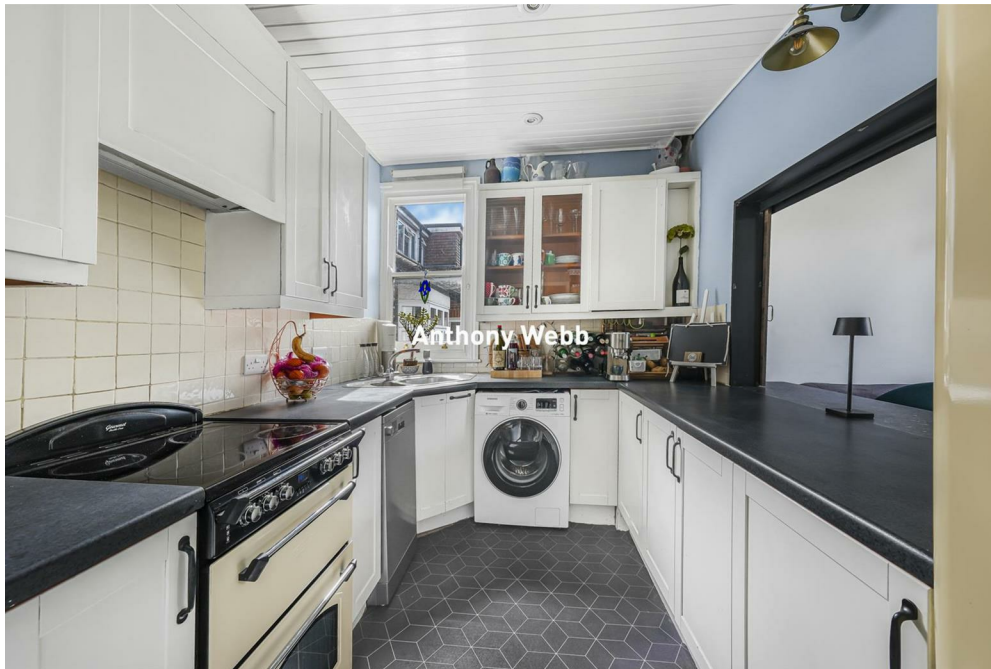
Service charges-£0

Ground rent-£0

Enfield Council Tax Band D

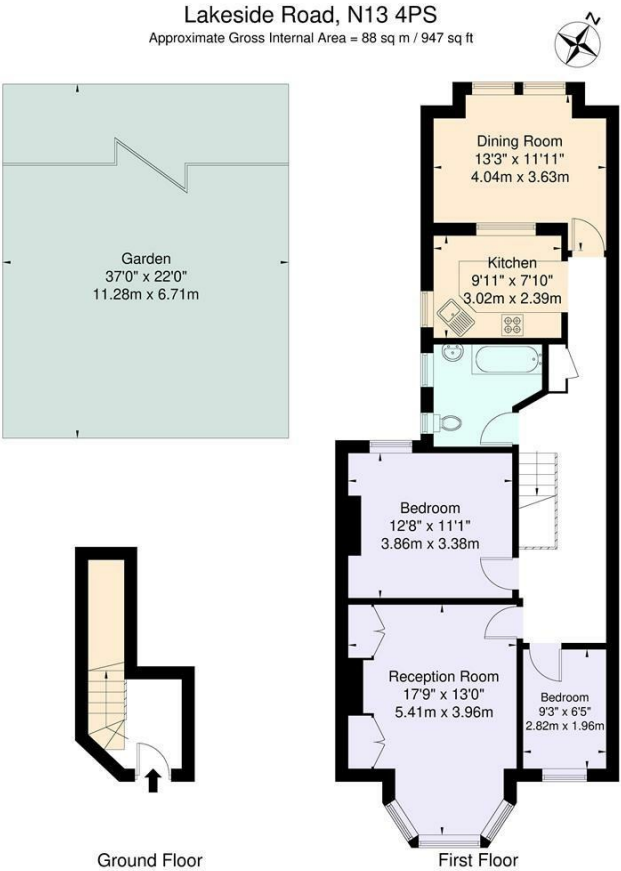
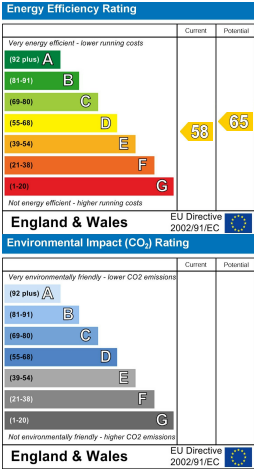
- Two/three bedrooms
- First floor Edwardian conversion
- Spacious reception
- Dining room/bedroom
- Kitchen+bathroom
- Many period features
- Lakes Estate conservation area
- Own private rear section of garden





Lakeside Road
Palmers Green
London
N13 4PS

Tenure: Leasehold
Gross Internal Area: 947.00 sq ft



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

