



NEW RIVER CRESCENT, N13
OFFERS OVER £365,000 LEASEHOLD

**A SPACIOUS TWO-BEDROOM MAISONETTE LOCATED
CLOSE TO HAZELWOOD PRIMARY SCHOOL AND EASY
REACH OF PUBLIC TRANSPORT LINKS AND PARKS.**

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DESCRIPTION:

A spacious two-bedroom ground-floor maisonette situated adjacent to the New River, with a private entrance, generous rear garden, and a garage en-bloc, conveniently located close to Hazelwood Primary School, a short stroll from Hazelwood Recreation Ground, and approximately half a mile from Palmers Green Rail Station to Moorgate.

Offered for sale chain-free, the property features a spacious reception room with ample space to dine and relax, plus double bedrooms. Outside, the property enjoys a superb private rear garden extending just over 65' in length, accessible from the reception room, kitchen, and via shared access located at the side of the property. There is also a private front garden. Whilst requiring modernisation, the property presents an excellent opportunity for those seeking to tailor a home to their own specifications.

Council Tax: London Borough of Enfield - Band C

Tenure: Leasehold

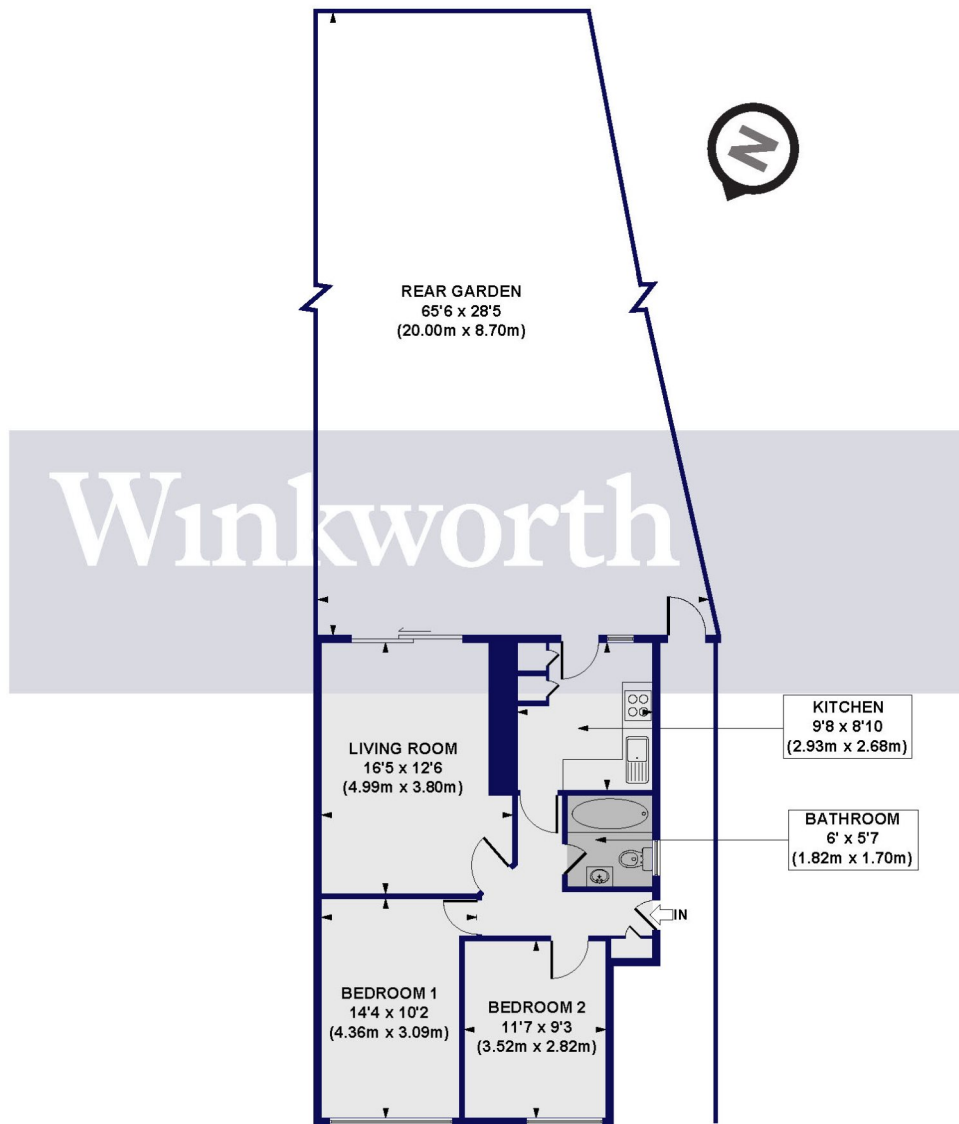
Lease Term: Approximately 933 years remaining (999 years from 1958)

Ground Rent: £14 Per Annum





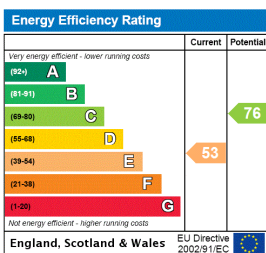
Hazelwood House, New River Crescent, N13
 Approx. Gross Internal Floor Area 638 sq. ft / 59.28 sq. m



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.

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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