



**NEW RIVER CRESCENT, N13**  
**£450,000 SHARE OF FREEHOLD**

**A LIGHT AND SPACIOUS SPLIT-LEVEL FLAT SET ON  
THE FIRST AND UPPER FLOORS OF A TERRACED  
EDWARDIAN HOUSE.**

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## DESCRIPTION:

A beautifully presented two-double bedroom, split-level first-floor flat in a sought-after location approximately half a mile from Palmers Green rail station (to Moorgate), and shopping amenities on Green Lanes. You will also find a wealth of open spaces nearby, including Hazelwood Recreation Ground and Broomfield Park.

Offered for sale with a share of freehold, the property boasts a total floor area of just under 1100 Sq.ft, with light and airy accommodation and ample built-in storage. The first floor enjoys a generously sized living room with a bay window and a character fireplace with bespoke storage and shelving in the alcoves. Additionally, there is an attractive fitted kitchen with a block wood worktop, a modern bathroom, and a spacious bedroom. On the upper floor is the principal bedroom with two large skylights providing plenty of natural light. Additionally, you will find a cleverly concealed luxury ensuite set behind a fitted wardrobe. We highly recommend a viewing to fully appreciate the light and space this fantastic flat has to offer.

-Tenure: Share of Freehold

-Underlying Lease Term: Approximately 949 years remaining (999 years from 25th December 1974)

-Service Charge: N/A

-Ground Rent: N/A

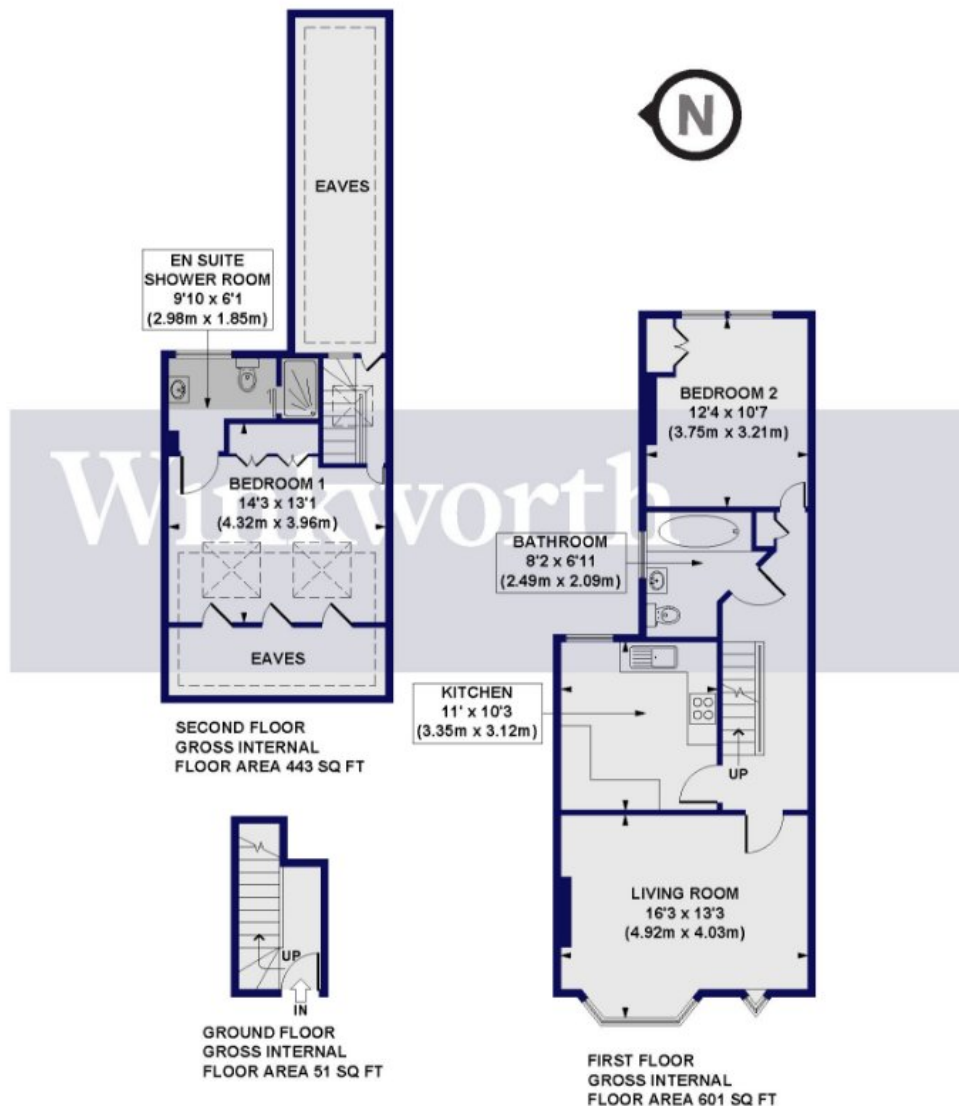
-Council Tax: London Borough of Enfield - Band C





# New River Crescent, N13

Approx. Gross Internal Floor Area 1095 sq. ft / 101.77 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 832 sq. ft / 77.26 sq. m (Excluding Restricted Height Area & Eaves)



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
EU Directive 2002/91/EC			



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