



**NEW RIVER CRESCENT, N13
OFFERS OVER £350,000 LEASEHOLD**

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

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk



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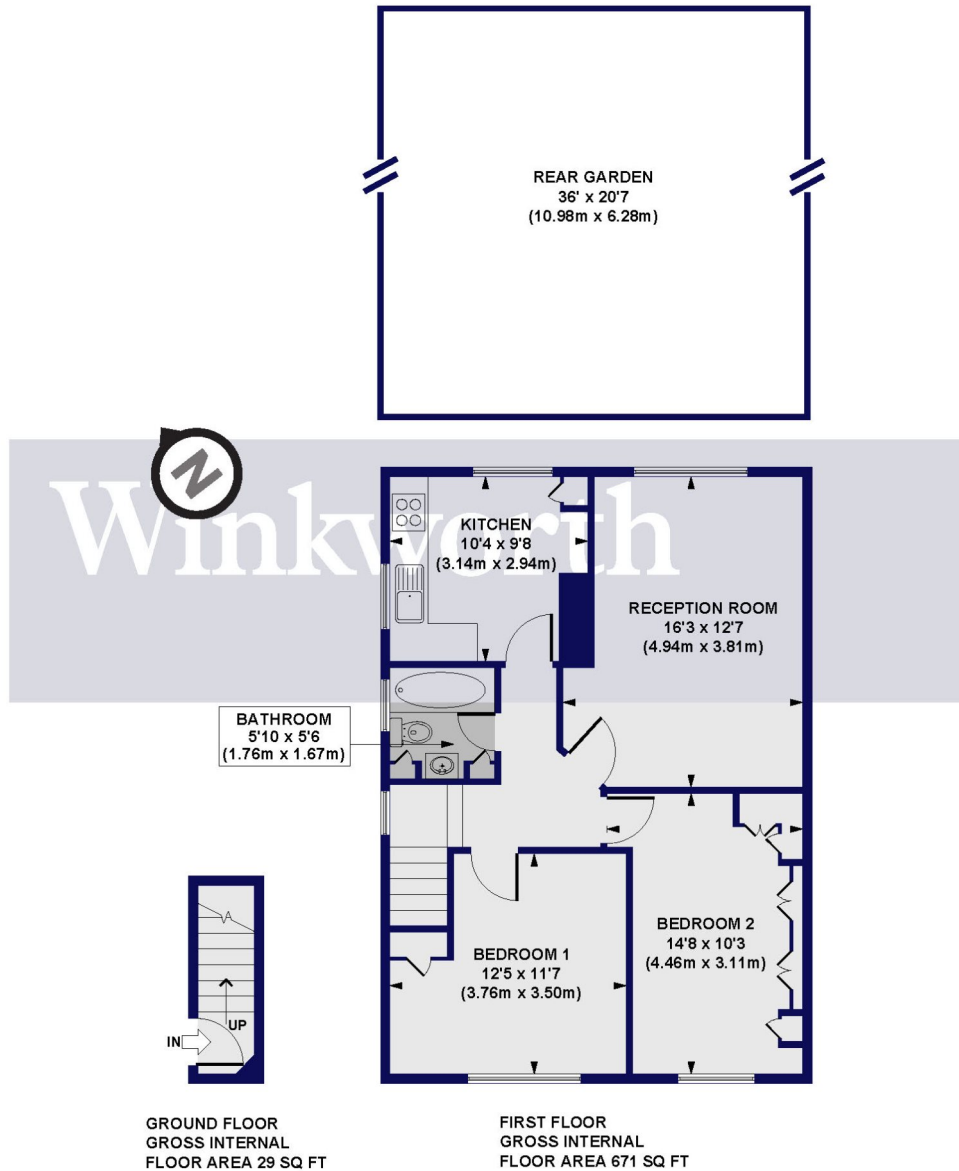
DESCRIPTION:

A spacious two-bedroom first-floor maisonette with a private entrance and a rear garden, 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. The generously sized reception room provides ample space for a dining table, and there is also a kitchen, bathroom, and double bedrooms. The garden, requiring landscaping, is situated at the rear of the block, and is accessed via a footpath. Whilst the property requires modernisation, it presents an excellent opportunity for someone looking to create 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: £12 Per Annum



Hazelwood House, New River Crescent, N13
 Approx. Gross Internal Floor Area 700 sq. ft / 65.02 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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