

Shapland Way, Palmers Green, N13

£270,000 Leasehold



This is a great opportunity to acquire a fantastic one bedroomed garden flat that benefits from an ideal location in the heart of Palmers Green, moments from Green lanes and Palmers Green station, and further benefits from allocated parking space; it has been finished to the highest standards to provide stylish living space.



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Guide Price £270,000 to £295,000

A newly decorated and beautifully presented one bedroom garden flat occupying the ground floor of this purpose built block, it is ideally located within close proximity to Palmers Green BR station (to Moorgate), bus links and the varied shopping amenities on Green Lanes.

The property, which is offered for sale with chain free, offers stylish living and entertaining space, neutral interiors throughout and benefits great living accommodation. It consists of a good sized bedroom, a reception room with direct access to the garden, a fully fitted contemporary kitchen and smart bathroom. Externally the property benefits from a private rear garden and allocated parking space.

This flat is ideally located close to the wealth of amenities in Palmers Green (Green Lanes) with easy access to the A406 for motorists travelling in and out of London; it is close to Palmers Green Station and the open green space of Broomfield Park.

Reception Room

14'4" X 11'11"

Kitchen

10'6" X 8'7"

Bedroom 1

12'7" X 10'10"

Tenure: Leasehold

Lease: 75 approx

Ground rent: £100.00 per annum approx

Service charge: £1385.50 per annum approx

Council tax: £1,395.34 per year (Band D)

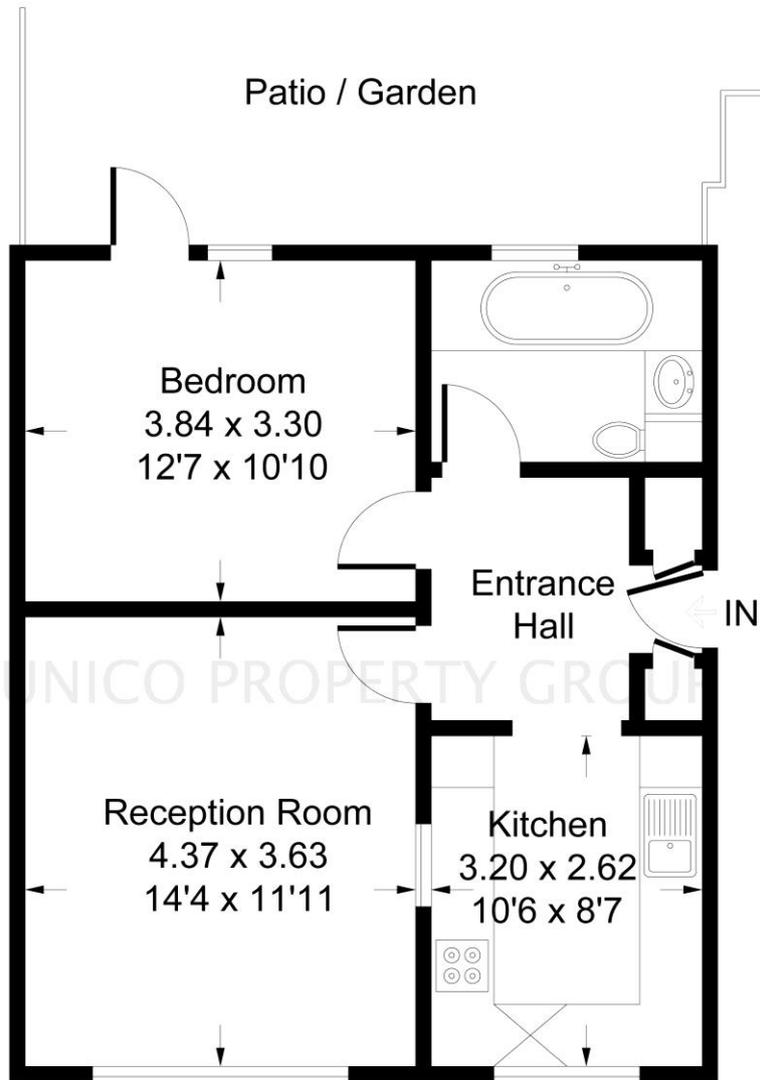
Local authority: Enfield Council





Shapland Way

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		