



HAZELWOOD LANE, N13
£450,000 SHARE OF FREEHOLD

A LIGHT AND SPACIOUS THREE-BEDROOM SPLIT-LEVEL FLAT WITH A SHARE OF FREEHOLD.

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

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DESCRIPTION:

A spacious and beautifully presented three-bedroom split-level flat, offered chain-free, with a share of freehold and a garage.

The property has recently undergone some modernisation and offers just over 800 sq. ft. of accommodation, arranged across the first and second floors, plus generous eaves storage. The first floor features a spacious reception room, perfect for relaxing and entertaining, with a south-facing bay window. You will also find two well-proportioned bedrooms, a modern kitchen with a breakfast bar, and an attractive, fully tiled bathroom. The second floor boasts a further bedroom with ample built-in storage and an en-suite bathroom. We highly recommend a viewing to fully appreciate the space this property offers.

Tenure: Share of Freehold

Underlying Lease Term: Approximately 961 years remaining

Service Charge: N/A

Ground Rent: N/A

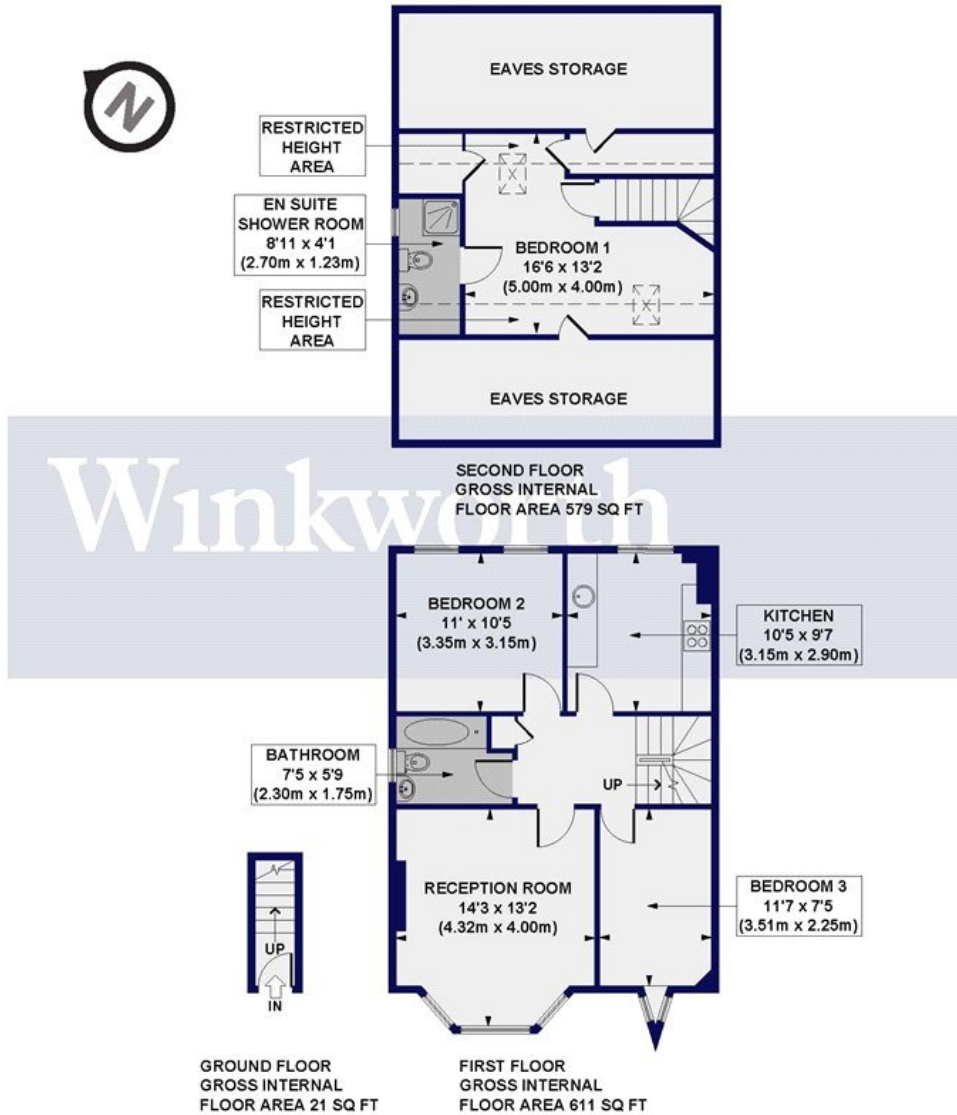
Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of listing.



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Approx. Gross Internal Floor Area 1211 sq. ft / 112.53 sq. m (Including Restricted Height Area & Eaves Storage)
 Approx. Gross Internal Floor Area 823 sq. ft / 76.44 sq. m (Excluding Restricted Height Area & Eaves Storage)



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	
(92-100) A	
(81-91) B	
(69-80) C	78
(55-68) D	61
(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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