



LIGHTCLIFFE ROAD, N13  
**£350,000 LEASEHOLD**

**A SPACIOUS FIRST FLOOR FLAT LOCATED CLOSE TO AMENITIES.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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## DESCRIPTION:

A light and airy flat arranged on the entire first floor of an Edwardian conversion, situated on a sought-after road close to Hazelwood Primary school, and within easy reach of Palmers Green BR station (to Moorgate) and shopping amenities on Green Lanes.

You will find a spacious reception room (currently used as a bedroom), an eat-in kitchen, two bedrooms, and a good-sized bathroom. There is also a handy storage area in entrance hall. This lovely flat would make an ideal first-time purchase or buy-to-let investment. Offered for sale with no onward chain and a long lease.

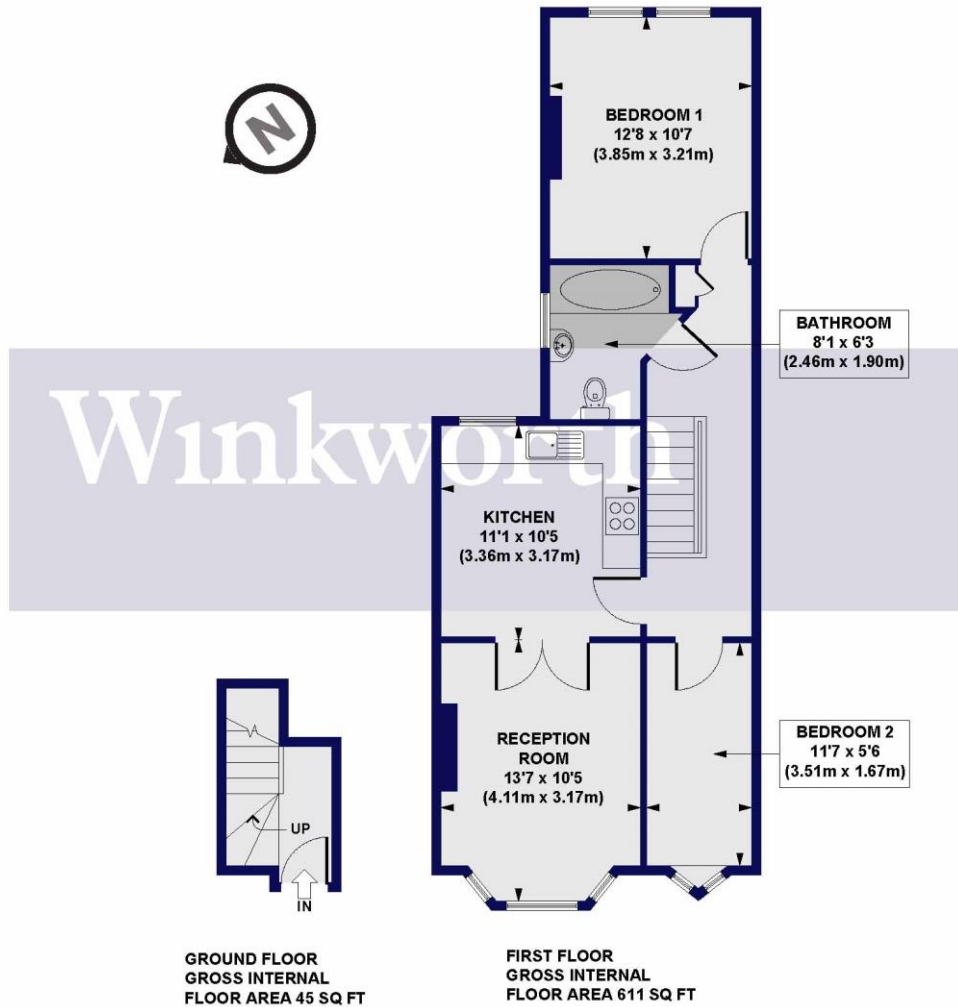
- Council Tax: London Borough of Enfield – Band C
- Service Charge: N/A
- Ground Rent: Peppercorn
- Remaining Lease Term: Currently just over 157 years

## SUMMARY:

- First Floor Period Conversion
- Easy Reach Palmers Green BR Station (Moorgate)
- Short Walk to Hazelwood Primary School
- Two Bedrooms
- Spacious Reception Room
- Eat-in Kitchen
- High Ceilings, Stripped Wood Doors and Flooring
- No Onward Chain
- Long Lease Term

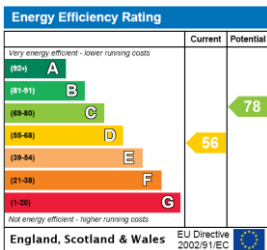


**Lightcliffe Road, N13**  
 Approx. Gross Internal Floor Area 656 sq. ft / 60.95 sq. m



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.



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