

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

LODGE DRIVE, PALMERS GREEN, N13



A very well presented first floor (top) one bedroom in this attractive bay fronted period conversion ideally located for the many amenities of Palmers Green. The accommodation, that extends to 570 sq ft, comprises ground floor entrance with stairs rising to first floor landing and doors leading to: large bay fronted reception room, separate fully applanced kitchen with breakfast bar, double bedroom to rear aspect, fully tiled bathroom suite and a separate/guest WC. The property is benefits from several period features to include coving, picture rails, high ceilings, tessellated entrance hall and an ornate cast iron fire surround. Additional features include UPVC double-glazing throughout, generous loft storage and sole use of the front garden.

Lodge Drive is an attractive residential street of period properties and is closely located to Palmers Green's Triangle, the junction of Alderman's Hill and Green Lanes. Therefore, the property is very well located for the many social and leisure amenities of Palmers Green that comprise a Morrisons Supermarket, numerous independent retailers, a Farmers Market and well-regarded restaurants. Broomfield Park (a 21-hectare public park) is easily accessible and consists of playing fields, a boating lake and community orchard. Palmers Green Station (Overground) is within comfortable walking distance and provides regular commuter rail services to London's Moorgate and Kings Cross Station's.

**£370,000 (Subject to Contract)**

**LONG LEASEHOLD**

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**Council Tax - C £1,596 (Enfield)**

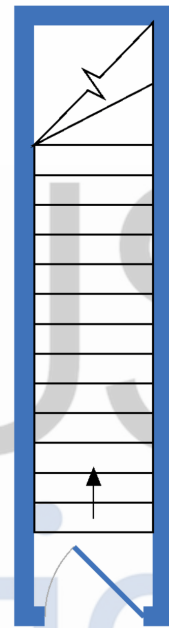
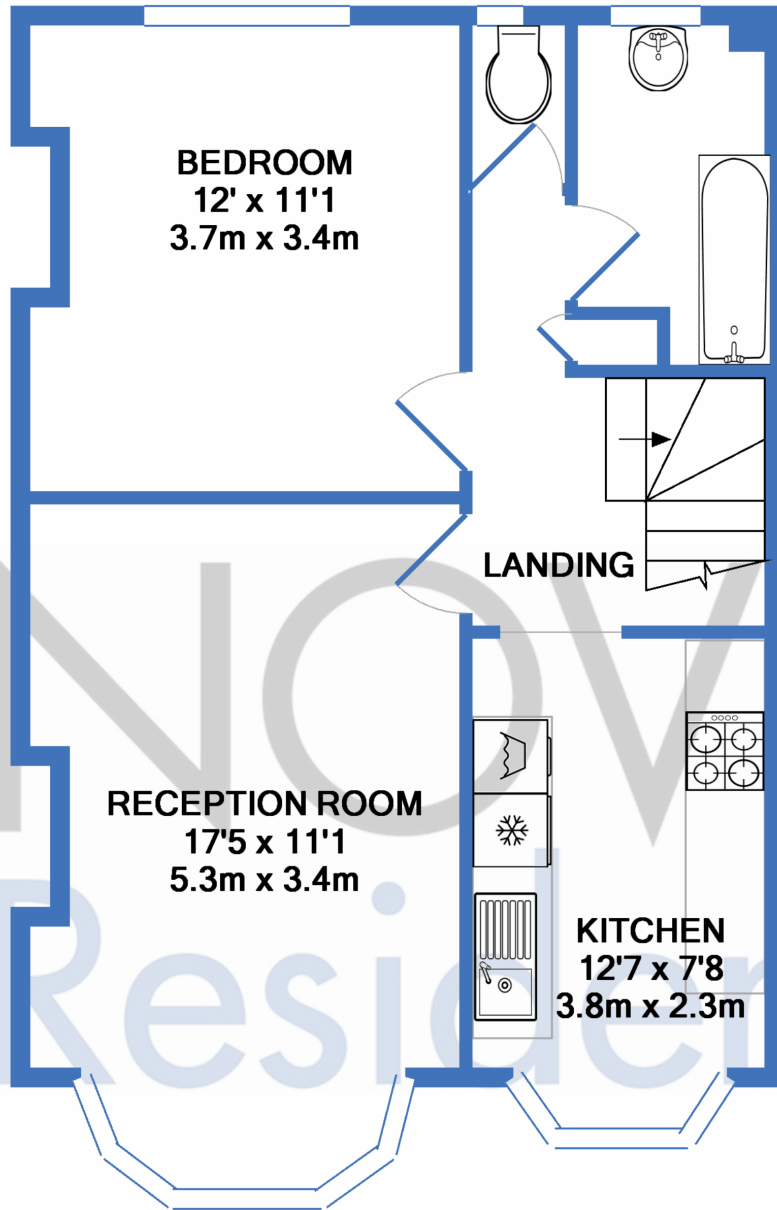
**Tenure: Leasehold 97 years unexpired (Expiring on 31 March 2116)**

**Ground Rent: £10 Per Annum**

**Service Charge (Building Insurance): £485 Per Annum (approx.)**



- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
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GROUND FLOOR  
APPROX. FLOOR  
AREA 52 SQ.FT.  
(4.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

LODGE DRIVE, PALMERS GREEN, N13  
TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.5 SQ.M.)

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