



**Arnos Grove Court  
Palmers Road  
London  
N11**

**Offers In Excess Of £292,000**

**bettermove** 

# Palmers Road

## London

Bettermove are proud to present this 2 bedroom flat in London. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a first come first serve spaces.

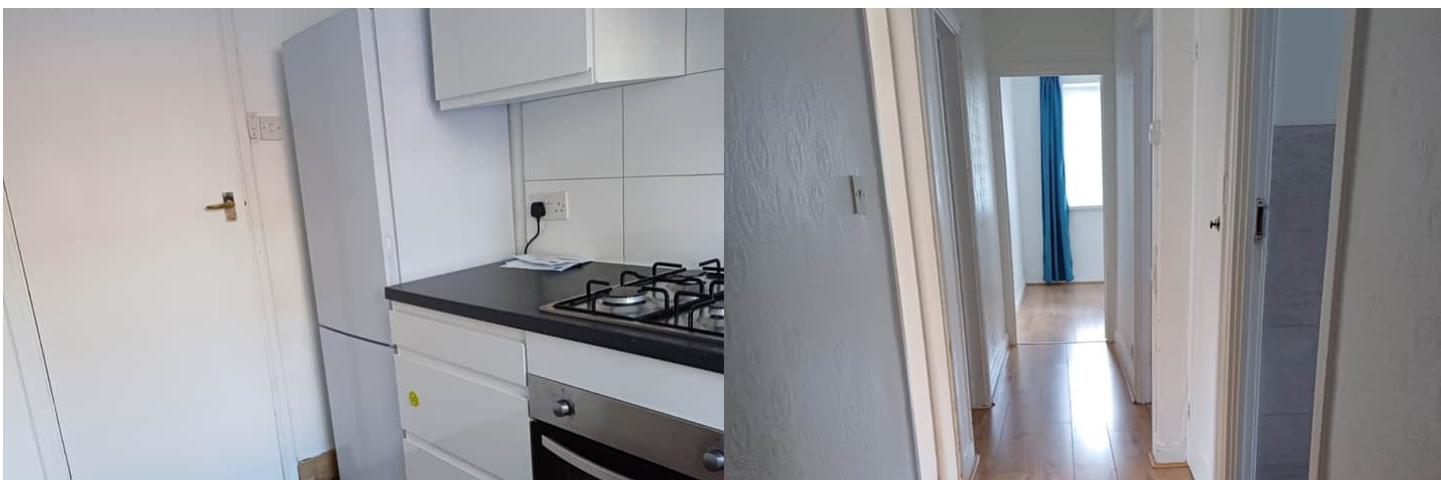
The council tax band is C.

This is a leasehold property with 94 years remaining on the lease; there is no ground rent and the service charge is £1,600pa.

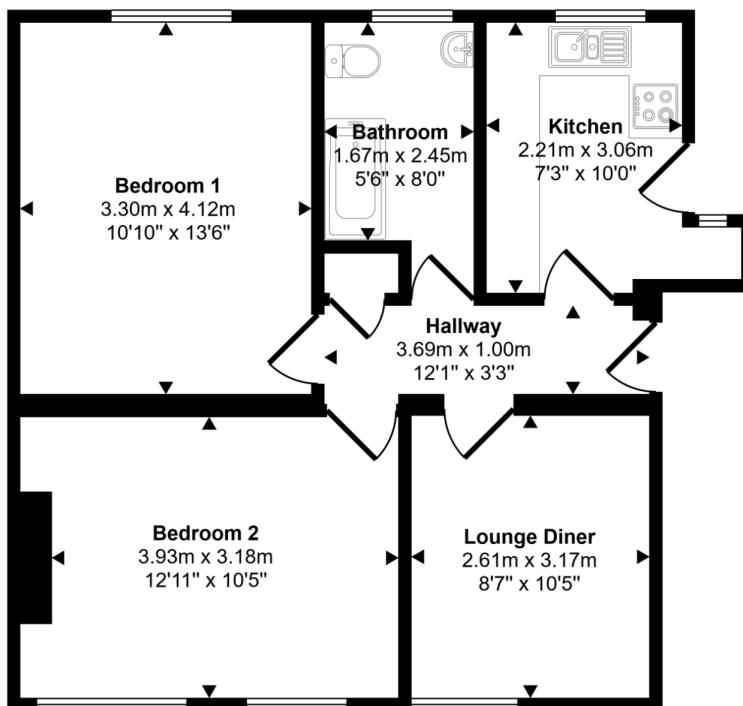
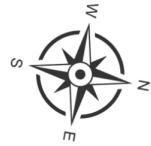
The interior of this well presented property comprises a spacious living room and dining area and a fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from New Southgate train station and Arnos Grove Underground which has access to the Piccadilly line, various bus routes and the M1 and M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approx Gross Internal Area  
56 sq m / 599 sq ft



### Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
**[www.bettermove.co.uk](http://www.bettermove.co.uk)**