



39 Medesenge Way, London, N13 6DZ

Offers In Excess Of £250,000



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Lanes are delighted to market this lovely second floor one bedroom flat located on Medesenge Way, Palmers Green. The key benefits include parking, 900+ year lease remaining, laminate floors throughout and a spacious 20ft lounge.

The flat has been thoughtfully refurbished throughout, featuring a newly fitted kitchen that is both stylish and functional with integrated appliances, as well as a contemporary shower room that enhances the overall appeal of the property.

The property boasts ample storage options, including convenient storage cupboards and a loft space, ensuring that you have plenty of room for your belongings. uPVC double-glazed windows throughout, which not only enhance energy efficiency but also contribute to a peaceful living environment. Additionally, new storage heaters have been installed, providing warmth and comfort during the cooler months.

Located between Palmers Green Station and Wood Green Station, as well as excellent bus routes and a short walk to Green Lanes' shops and many amenities.



Hallway

Laminate floors, storage heater, spotlights, storage cupboard, airing cupboard, loft hatch, intercom, doors to all rooms.

Lounge

20'2" x 10'5" (6.15m x 3.18m)

uPVC double glazed bay windows to front aspect, laminate floors, storage heaters x2, spotlights. Open to Kitchen.

Kitchen

5'9" x 7'4" (1.75m x 2.24m)

uPVC double glazed window to front aspect, laminate floors, single electric oven, electric hob, extractor hood, stainless steel sink with mixer tap, integrated washing machine, fridge freezer and microwave. Base level and eye level units.

Bedroom

10'0" x 8'4" (3.05m x 2.54m)

uPVC double glazed windows to rear aspect, laminate floors, storage heater.

Shower Room

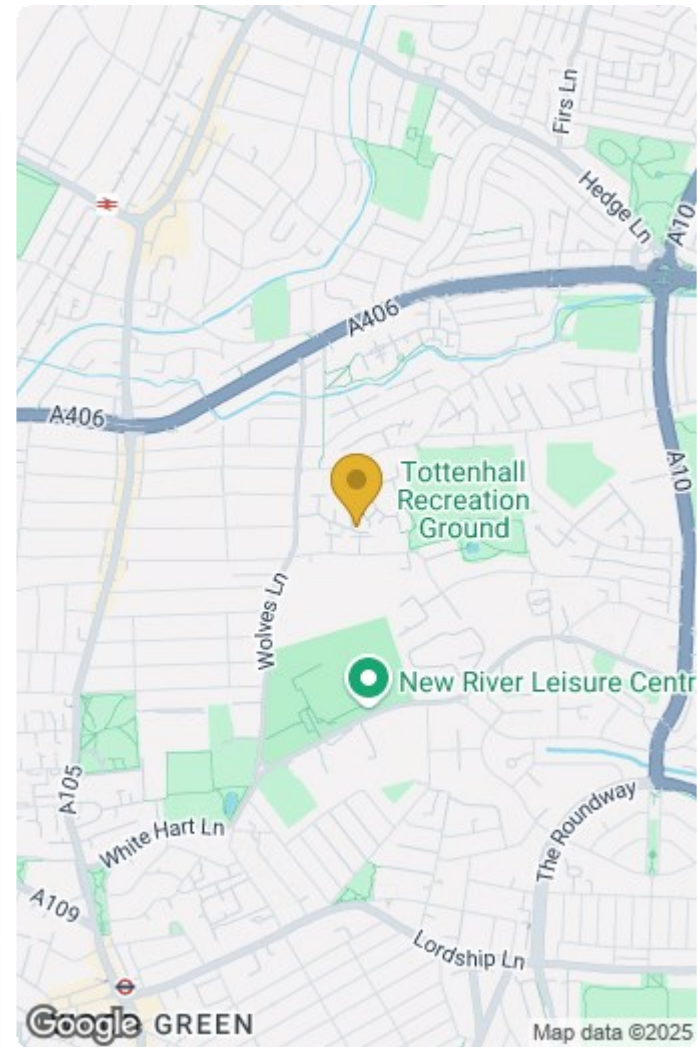
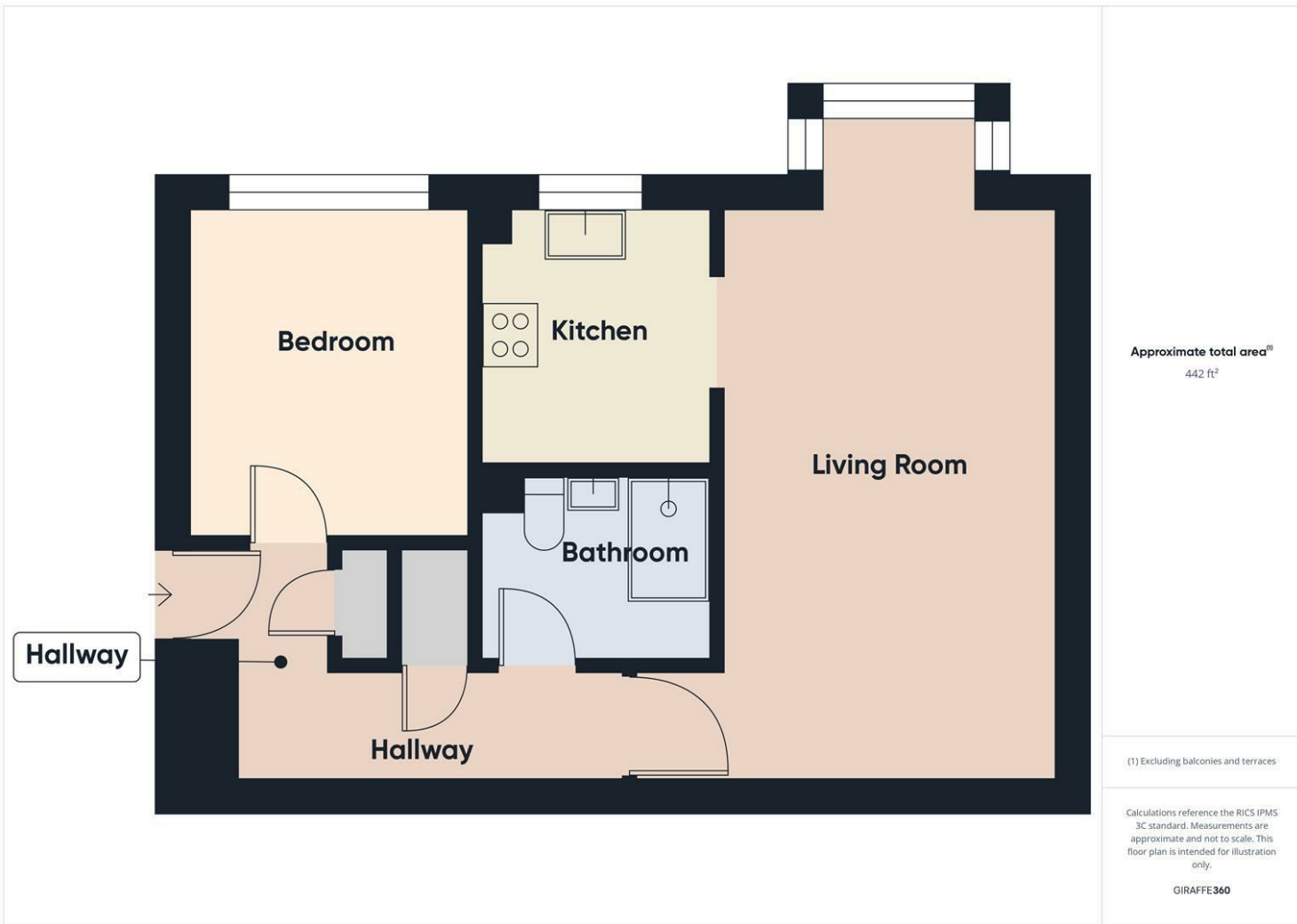
6'0" x 6'2" (1.83m x 1.88m)

Tiled floors, part tiled walls, shower cubicle with sliding door, vanity hand basin with mixer tap, low level concealed w.c, spotlights, heated towel rail.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.