



ST. GEORGES ROAD, N13  
£475,000 SHARE OF FREEHOLD

A SPACIOUS TWO-BEDROOM FIRST FLOOR FLAT IN A  
DESIRABLE LOCATION, WITH A PRIVATE BALCONY  
AND SHARE OF FREEHOLD.

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Green Lanes, Palmers Green, N13 4JG

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## SUMMARY:

A superb two-bedroom flat with a private balcony, occupying the entire first floor of a semi-detached period house, situated in a desirable location within easy reach of Palmers Green overground (to Moorgate) and the popular Grovelands and Broomfield Parks. The area is also well-connected by bus to Southgate tube station (Piccadilly line).

Offered for sale chain-free and with a share of the freehold, the property boasts just under 800 sq. ft. of light, well-proportioned accommodation with high ceilings. A spacious landing leads to a generously sized living room with a wide bay window and an eat-in kitchen, which provides access to the private balcony. There are also two bedrooms, one featuring a fitted wardrobe, along with a contemporary-style bathroom and a separate WC. We advise a viewing to appreciate the space this property offers.

**Tenure:** Share of Freehold

**Remaining Lease Term:** Approximately 981 years

**Service Charge:** £0

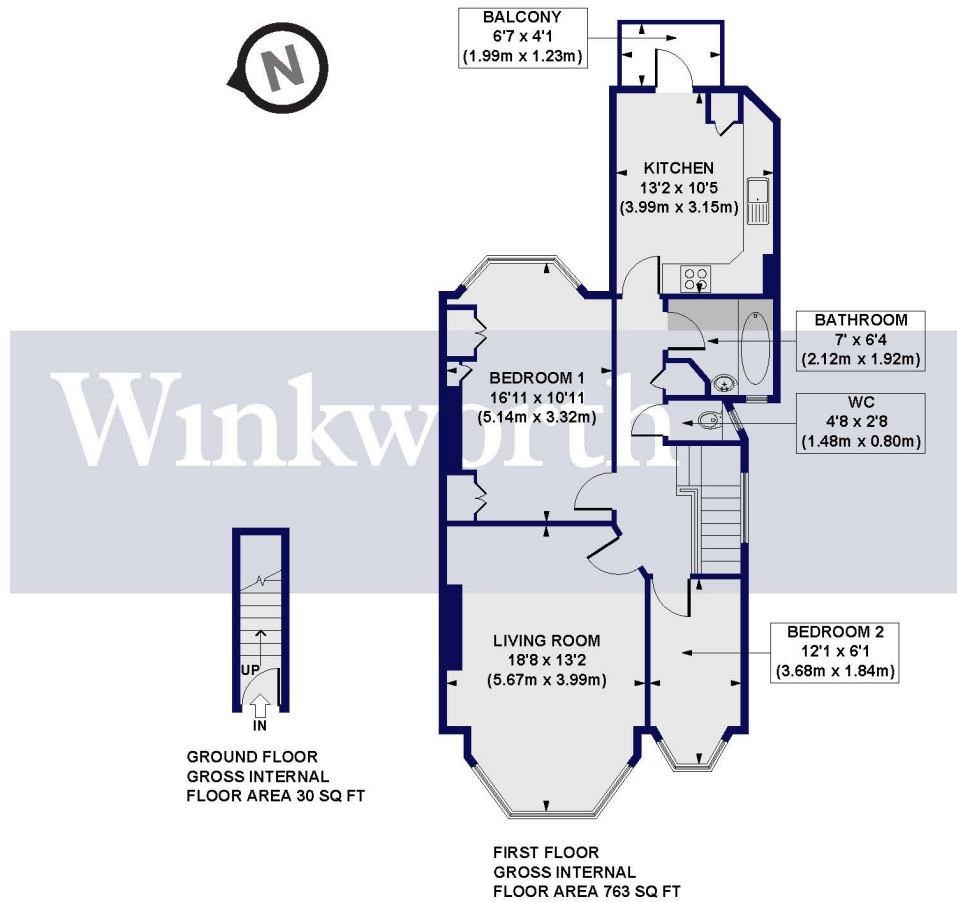
**Ground Rent:** £0

**Council Tax:** London Borough of Enfield – Band D

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



**St. Georges Road, N13**  
**Approx. Gross Internal Floor Area 794 sq. ft / 73.73 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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