



OSBORNE ROAD, N13
£400,000 LEASEHOLD

A BRIGHT AND SPACIOUS ONE-BEDROOM GROUND FLOOR MAISONETTE FORMING PART OF AN EDWARDIAN CONVERSION IN PALMERS GREEN.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented one-bedroom ground-floor maisonette with a private south-facing garden, forming part of an Edwardian conversion, ideally located within easy reach of Palmers Green High Street and the overground service to Moorgate.

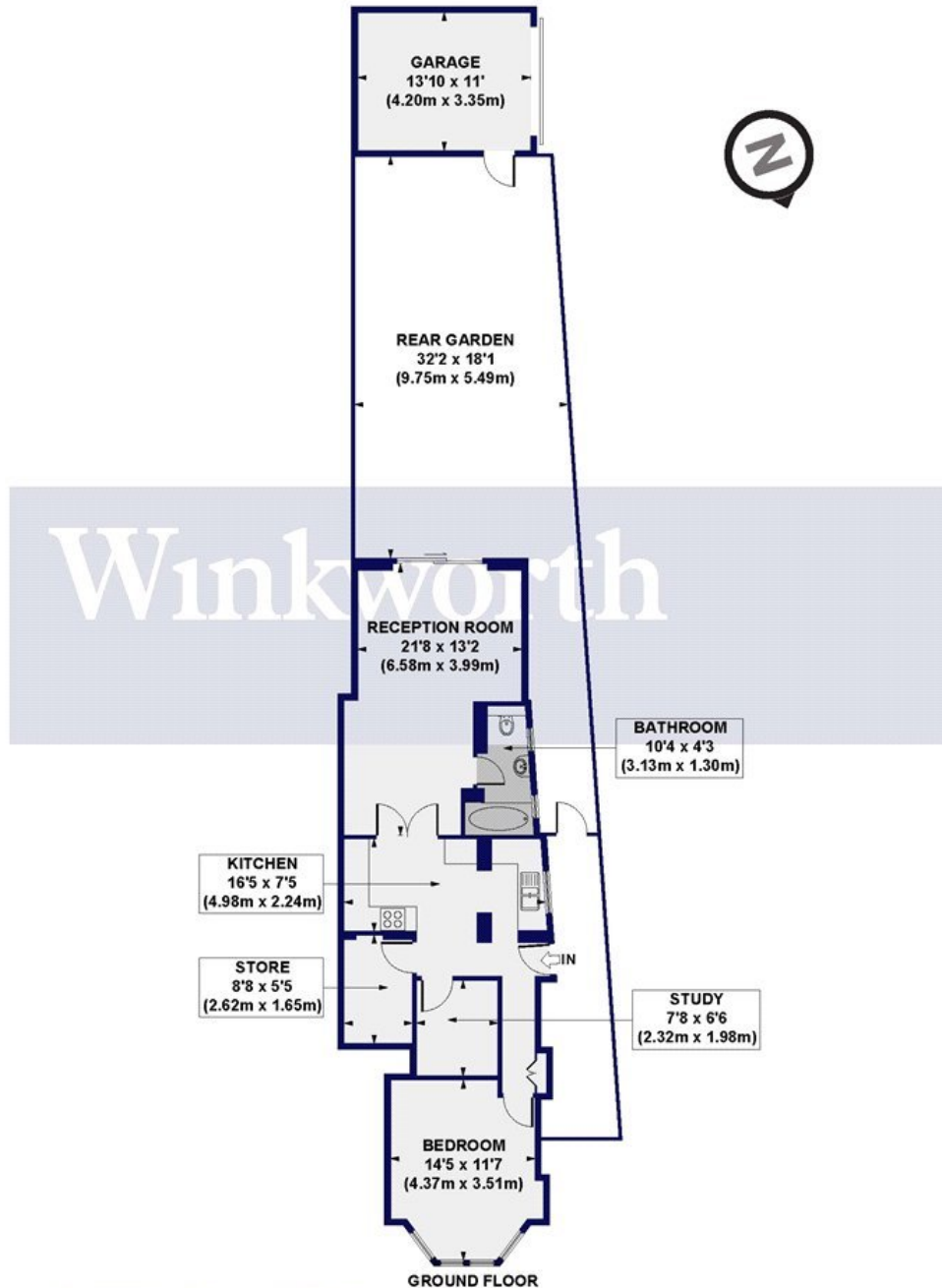
The property offers 746 sq. ft. of light and spacious accommodation, thoughtfully designed for modern living. An impressive reception room, accessed through double doors from the kitchen, provides generous space for both dining and relaxation. A patio door at the far end opens onto a sun deck and lawn - perfect for entertaining indoors or al fresco. The contemporary bathroom is accessed via a door in the reception room.

The centrally located kitchen is unusually spacious for a flat, featuring pastel-toned units, integrated appliances, and a sleek granite worktop. At the front of the property, a generously sized bedroom with a charming bay window creates a perfect space to unwind. Additional benefits include a separate office and a walk-in cupboard, offering valuable extra storage. Outside, the private rear garden extends just over 32' in length, whilst a garage at one end offers additional storage space and the potential to convert (subject to landlords and local authority consent) We highly recommend a viewing to appreciate the space this lovely flat offers.



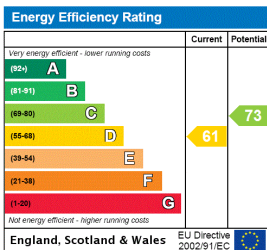
Osborne Road, N13

Approx. Gross Internal Floor Area 897 sq. ft / 83.38 sq. m (Including Garage)
 Approx. Gross Internal Floor Area 746 sq. ft / 69.31 sq. m (Excluding Garage)



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.



Tenure: Leasehold

Term: Approximately 140 years remaining

Service Charge: £0

Ground Rent: £100 Annually (subject to increase)

Council Tax: London Borough of Enfield – Band C

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

Winkworth

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.