



PARK AVENUE, N13
OFFERS IN EXCESS OF £350,000 LEASEHOLD

A LIGHT AND AIRY ONE-BEDROOM FIRST FLOOR
FLAT WITH SPACIOUS ACCOMMODATION.

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

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DESCRIPTION:

A light and spacious flat occupying the entire first floor of a terraced period house situated in a sought-after location, within easy reach of Hazelwood Primary School, Palmers Green overground station (to Moorgate via Finsbury Park), and the popular Broomfield Park.

A long landing leads to an impressive 16'5 wide reception room featuring south-facing bay windows, stripped wood flooring, a feature fireplace, and ample space for a dining table. You will also find a spacious kitchen, a double bedroom, and a modern bathroom. There is also the added benefit of double-glazed windows throughout and a remaining lease term of just under 168 years.

We recommend an internal viewing to appreciate the light and space offered by this lovely property.

Tenure: Leasehold

Remaining Lease Term: Approximately 167 years

Service Charge: £0

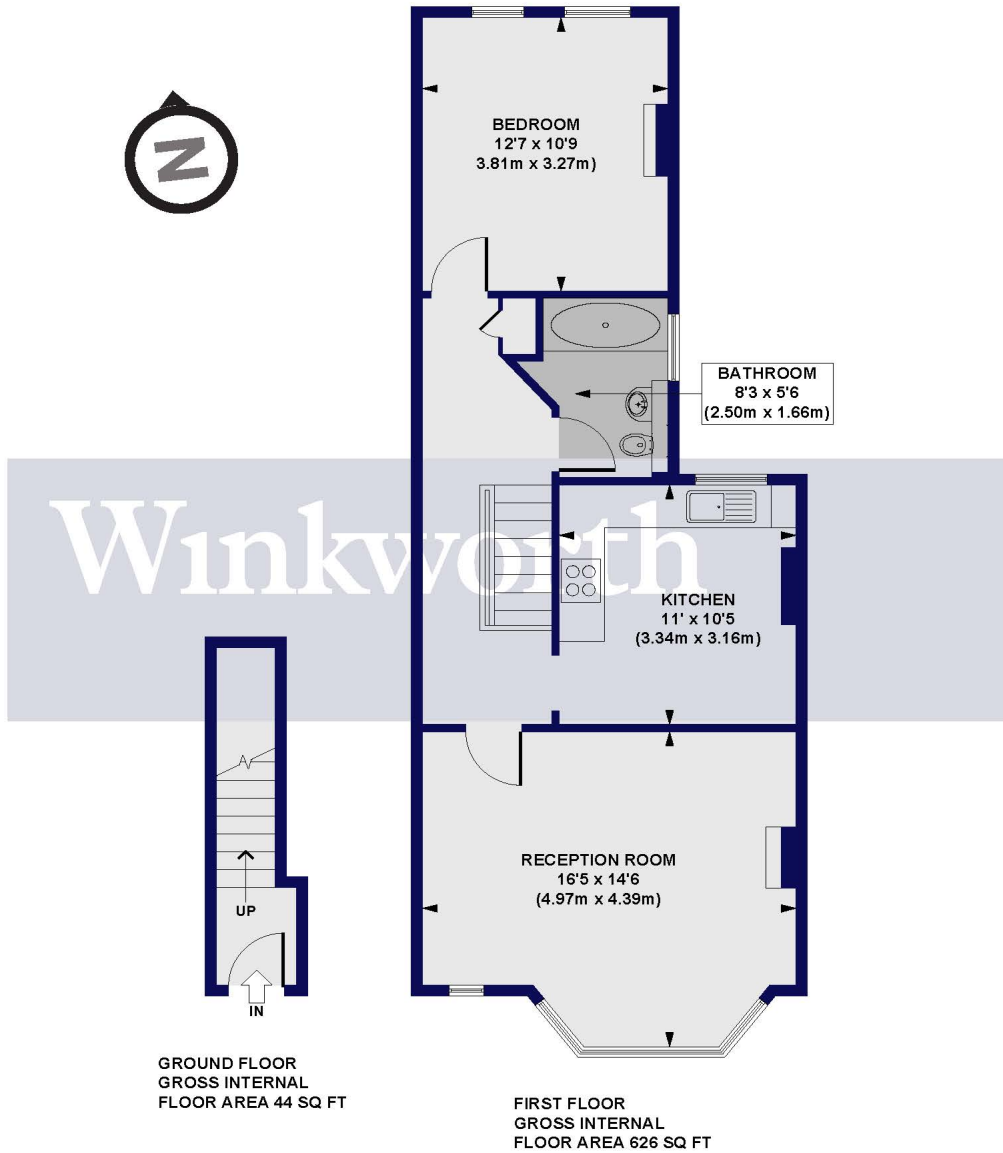
Ground Rent: Peppercorn

Council Tax: London Borough of Enfield – Band C

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



Park Avenue, N13
Approx. Gross Internal Floor Area 670 sq. ft / 62.25 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		
(55-68)	D	60	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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