



**OLD PARK ROAD, N13
OFFERS OVER £450,000 LEASEHOLD**

**A TWO BEDROOM GARDEN FLAT IN A DESIRABLE
CONSERVATION AREA, CLOSE TO PALMERS GREEN BR
STATION TO MOORGATE.**

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

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DESCRIPTION:

A spacious two-bedroom flat arranged on the entire ground floor of a semi-detached Edwardian house within the desirable 'Lakes' conservation area, a short stroll to Green mainline BR station, as well as Broomfield and Grovelands Parks. You will also find an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

The property boasts 787 Sq.ft of living accommodation, which includes a generously sized reception room with French doors leading out the garden. There is also a fitted kitchen with a door providing side access, two well-proportioned bedrooms, a bathroom, and a separate shower room. Outside, you will find a private rear garden and a driveway. Offered for sale with no onward chain and a new 125-year lease upon completion.

Agents Note: The photos used in this listing were taken prior to the current occupier moving into the property and therefore is currently furnished with their belongings which are not shown.

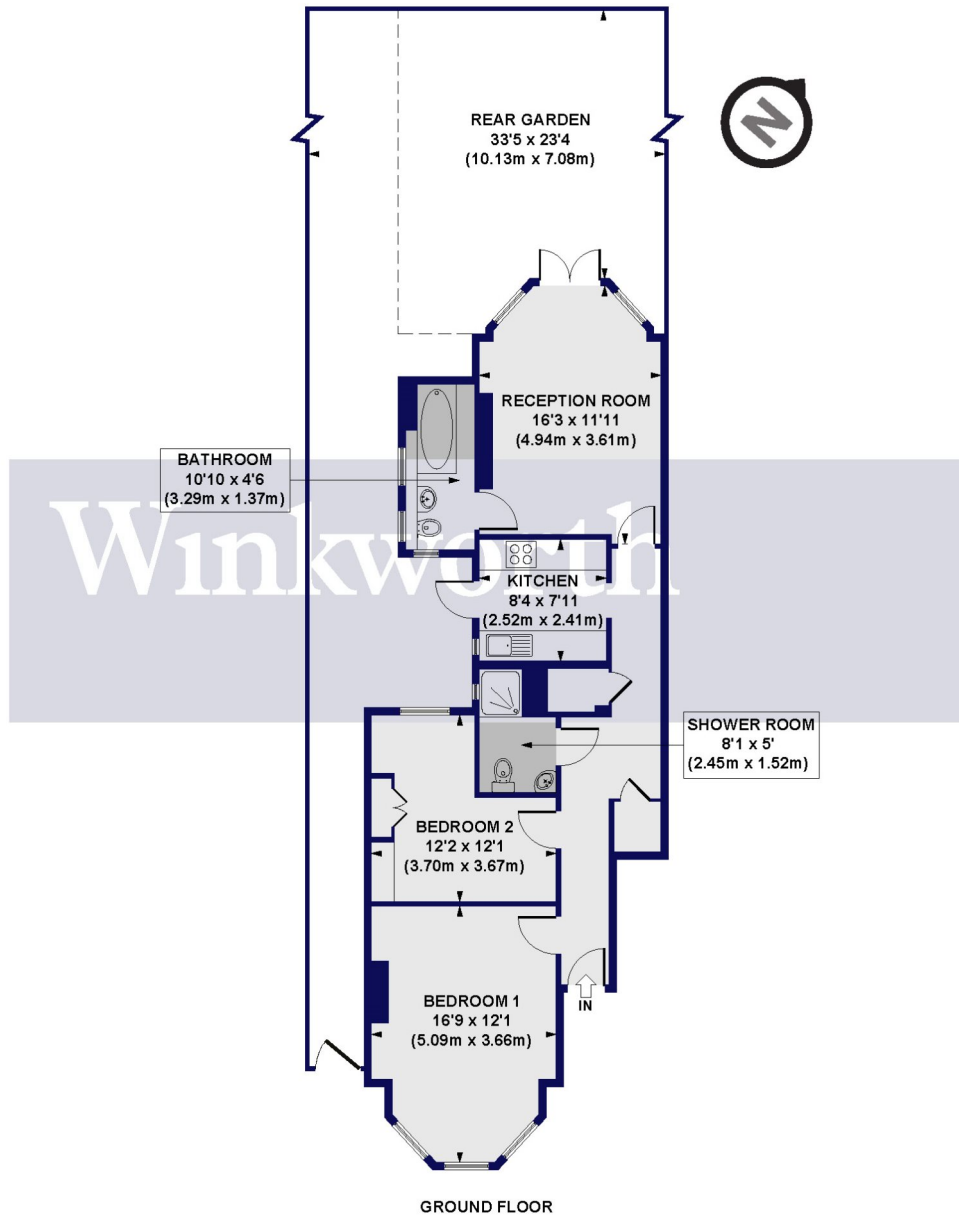
- Council Tax: London Borough of Enfield - Band D
- Service Charge: N/A
- Ground Rent: £200 Per annum for the first 25 years, increasing by £200 every 25 years during the Term
- Lease: New 125 year lease on completion



ACCOMMODATION

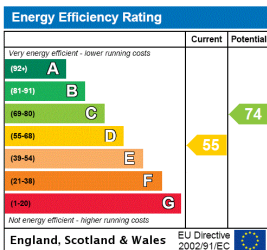
Leasehold 122 years 6 months, 2 Bedrooms, 1 Reception Rooms, 1 Bathrooms, Flat/Apartment, Ground Floor, Garden, Off Street Parking, Period, Converted, 787 Approx Sq Ft

Old Park Road, N13
Approx. Gross Internal Floor Area 787 sq. ft / 73.11 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.



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