



FIRS LANE, N13
£365,000 LEASEHOLD

A STUNNING ONE-BEDROOM GROUND FLOOR FLAT LOCATED ON THE BORDERS OF PALMERS GREEN AND WINCHMORE HILL.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented ground floor flat in a popular location on the borders of Palmers Green and Winchmore Hill, within easy reach of several open spaces including Firs Farm Wetlands and Clowes Football/Cricket Ground.

The property benefits from a light and airy interior featuring a spacious reception room with a large bay window and space for a dining table, a contemporary fitted kitchen with a block-wood work top and a breakfast bar, a double bedroom with fitted wardrobes and French doors leading out to a patio, plus a modern bathroom. Outside, you will find a low-maintenance rear garden with Indian sandstone paving and a front hard standing. The property is offered for sale with a remaining lease term in the region of 146 years. We recommend a viewing to fully appreciate the space this lovely flat offers.

Tenure: Leasehold

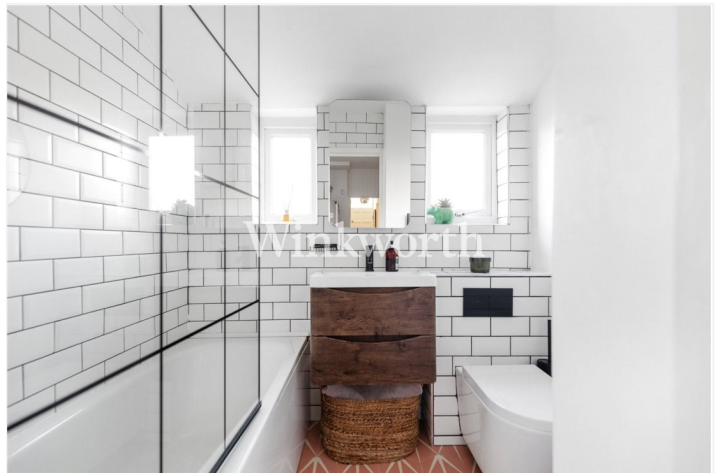
Term: 146 year and 6 months

Service Charge: £0 per annum

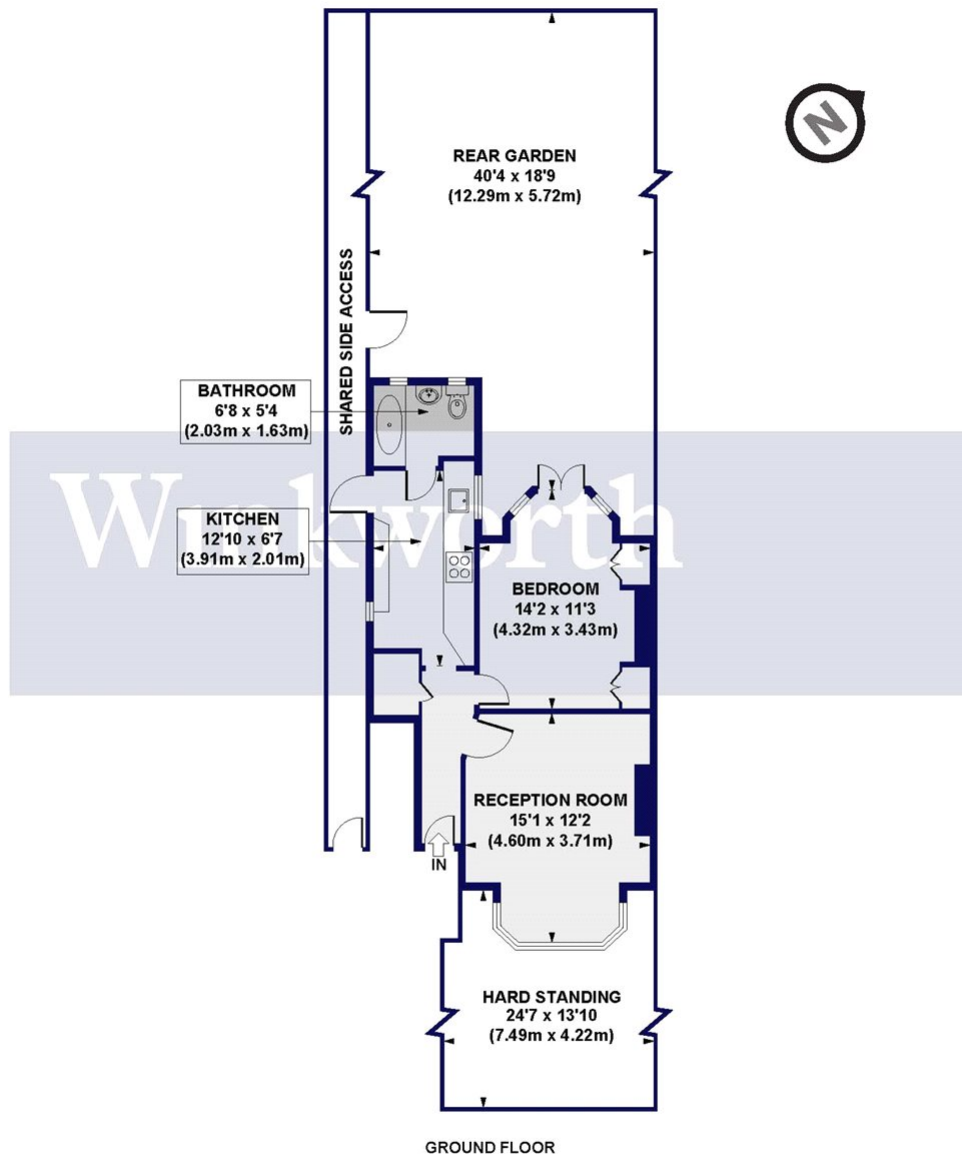
Ground Rent: Peppercorn

Council Tax: London Borough of Enfield – Band C

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



Firs Lane, N13
 Approx. Gross Internal Floor Area 484 sq. ft / 45.00 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
55	72
England, Scotland & Wales	
EU Directive 2002/91/EC	



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.