



CAVERSHAM AVENUE, N13  
OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD

**A LIGHT AND SPACIOUS FIRST FLOOR FLAT  
IN A GREAT LOCATION.**

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## DESCRIPTION:

A light-filled and spacious flat arranged over the entire first floor of an end of terraced Edwardian house in a desirable location within easy reach of Palmers Green BR station (to Moorgate), bus links, shopping amenities and superb outdoor spaces including the popular Broomfield Park and Grovelands Park.

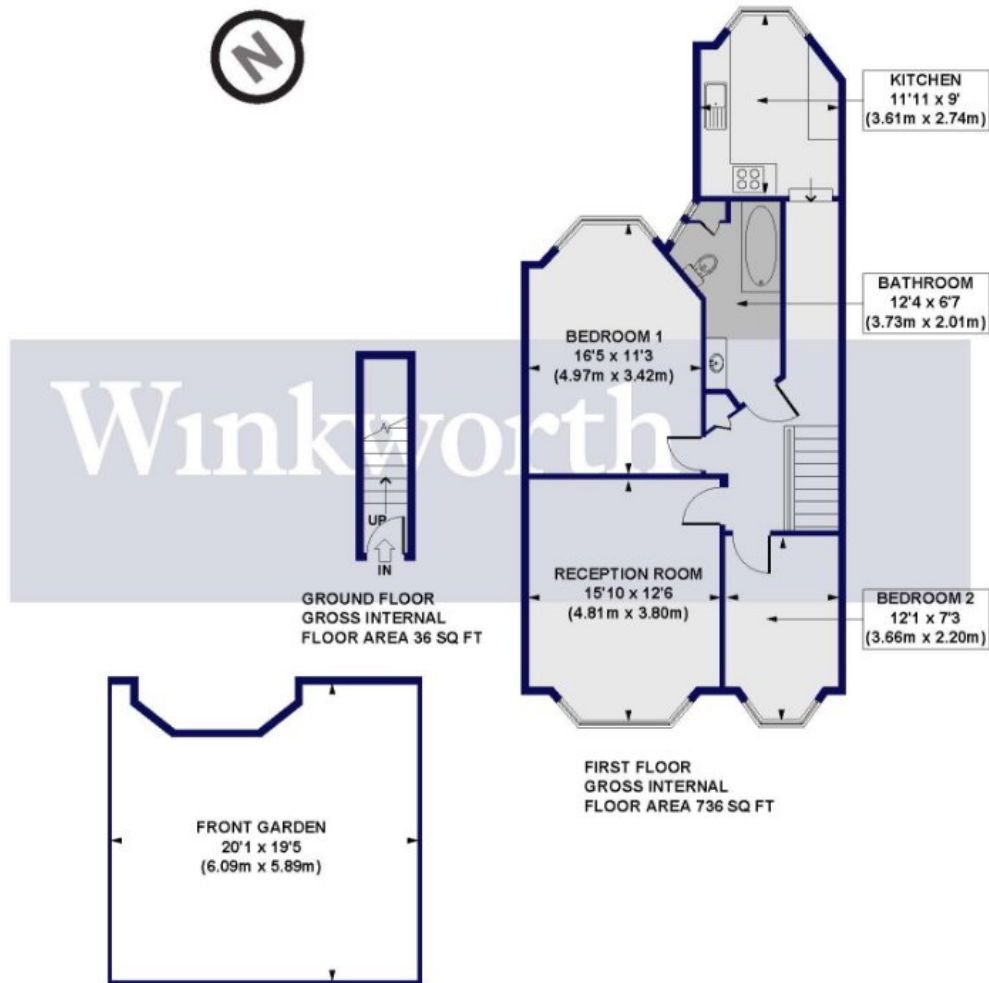
Offered for sale chain-free and with a share of freehold, the property boasts 772 Sq.ft of living accommodation with high ceilings throughout. You will find an impressive reception room with a bay window and space for a dining table. There are two bedrooms, one of which is a generously sized double, a kitchen, and a large bathroom. The property also benefits from a long landing leading to all rooms, plus a front garden.

- Council Tax: London Borough of Enfield - Band D
- Service Charge: N/A
- Ground Rent: N/A
- Tenure: Share of Freehold
- Underlying Lease Term: 125 years from 1st January 2013 (Approximately 114 years remaining)

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



**Caversham Avenue, N13**  
 Approx. Gross Internal Floor Area 772 sq. ft / 71.73 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		
(55-68)	D	68	78
(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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