



BEALE CLOSE, N13
£265,000 LEASEHOLD

IDEAL BUY-TO-LET OPPORTUNITY – SPACIOUS TWO-BEDROOM FLAT IN A POPULAR LOCATION IN EASY REACH OF PUBLIC TRANSPORT LINKS, SCHOOLS, AND SHOPPING AMENITIES.

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

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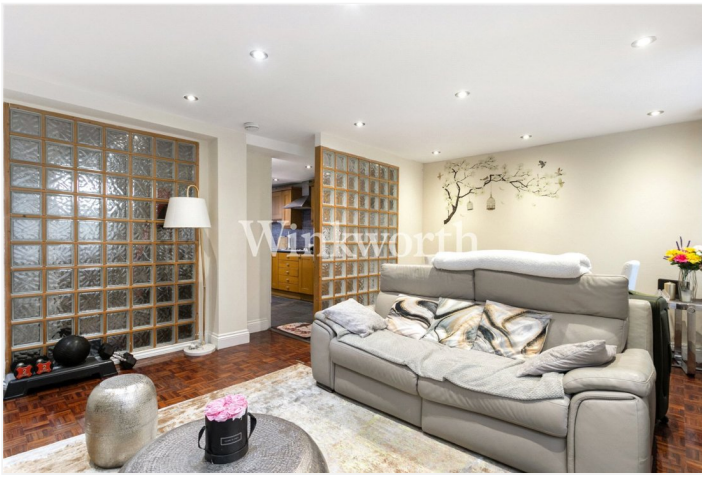


DESCRIPTION:

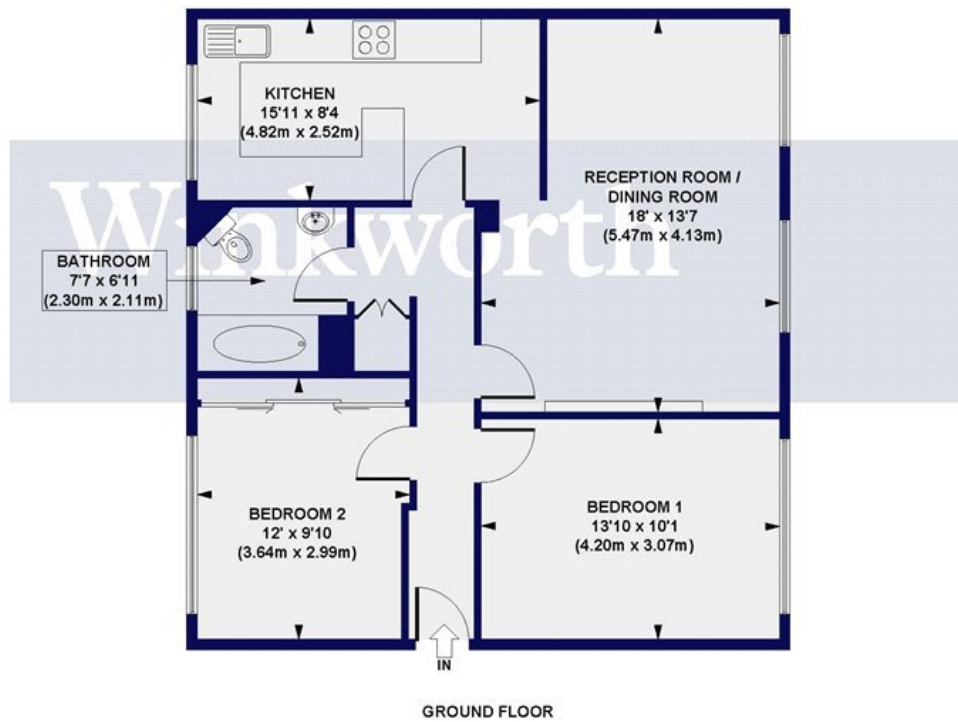
Buy-to-let investors only. A realistically priced two-double-bedroom flat set on the first floor of a purpose-built ex-local authority block just off Tottenham Road, within easy reach of bus services to Wood Green and shopping amenities along Green Lanes. You will also find several popular schools nearby, including Oakthorpe and St Michael at Bowes Primary Schools.

The property boasts just over 760 sq.ft of accommodation featuring an impressive 18' wide reception/dining room, a contemporary-style kitchen, a bathroom with a fitted suite, and two spacious bedrooms, one of which has a fitted wardrobe. Additional benefits include double glazing throughout, an intercom entry phone system, and communal grounds.

We understand the property is currently let on an Assured Shorthold Tenancy, with the current tenant in residence since 2017. The tenancy is due to be renewed in March 2025 for £1,400 per calendar month, yielding just over 6% per annum. The property is therefore offered for sale with the tenant in situ.



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 Approx. Gross Internal Floor Area 763 sq. ft / 70.85 sq. m

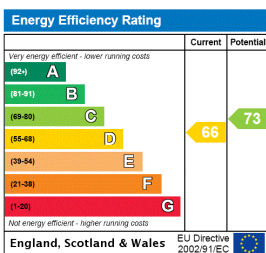


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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.

- Tenure:** Leasehold
- Term:** 86 year and 1 months
- Service Charge:** £1,350 Per Annum
- Ground Rent:** £10 Annually (subject to increase)
- Council Tax:** London Borough of Enfield – Band B

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



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