



MEADOWCROFT ROAD, N13  
£425,000 LEASEHOLD

**A TWO DOUBLE-BEDROOM SPLIT-LEVEL FLAT  
BOASTING LIGHT AND SPACIOUS LIVING  
ACCOMMODATION.**

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## DESCRIPTION:

A beautifully presented split-level first-floor flat, located in a sought-after area equidistant from Palmers Green and Winchmore Hill overground stations, offering direct links to Moorgate. The property is also within easy reach of the excellent shopping amenities along Green Lanes and Winchmore Hill Green, as well as the picturesque Grovelands and Broomfield parks.

On the first floor, you will find a well-proportioned and inviting reception room, featuring a south-facing sash bay window that bathes the space in natural light. The room is further enhanced by a focal-point fireplace mantle, built-in shelving and storage, and parquet wood flooring. There is also a contemporary kitchen, a generously sized double bedroom with two fitted wardrobes, and a spacious bathroom.

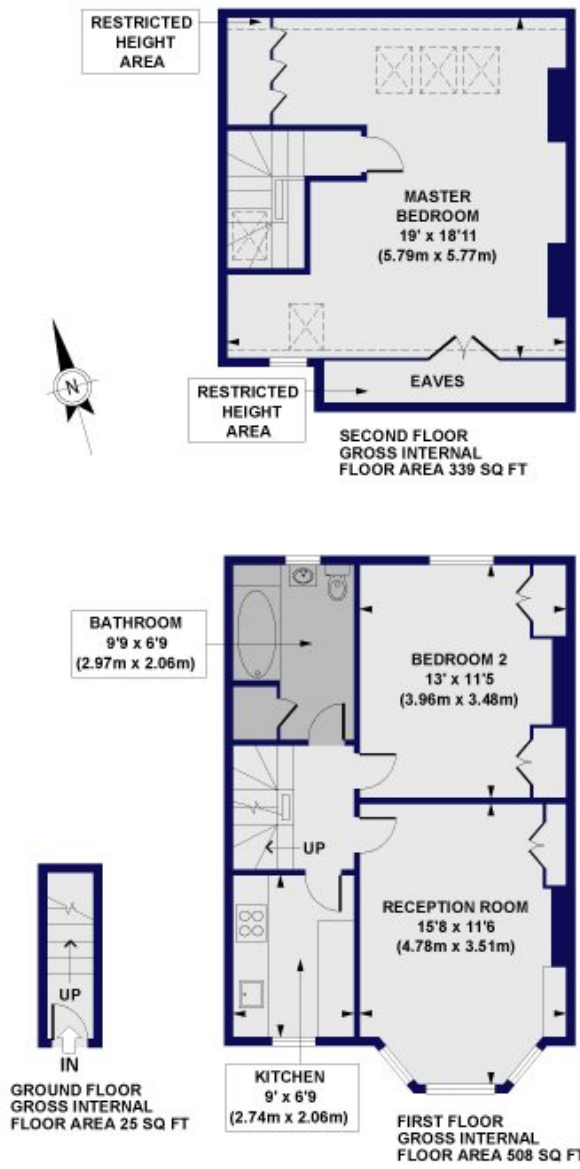
The loft has been skilfully converted into an impressive principal bedroom, with large dual-aspect skylights and ample eaves storage.

Offered for sale with no onward chain, this fantastic flat must be seen to fully appreciate its light, space, and welcoming atmosphere.





**Meadowcroft Road, N13**  
**Approx. Gross Internal Floor Area 872 sq. ft / 81.00 sq. m**  
**(Excluding Restricted Height Area & Eaves)**



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.

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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:** Currently 100 year and 9 months

**Service Charge:** N/A

**Ground Rent:** £50 Per Annum

**Council Tax:** London Borough of Enfield - Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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