



CAVERSHAM AVENUE, N13
OFFERS OVER £385,000 LEASEHOLD

A SPACIOUS TWO-BEDROOM FIRST-FLOOR FLAT OFFERED WITH A NEW 999 YEAR LEASE, PRIVATE REAR GARDEN, AND THE POTENTIAL TO CONVERT THE LOFT (SUBJECT TO PLANNING CONSENT).

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DESCRIPTION:

A light and spacious flat in a desirable location, offered chain-free and occupying the entire first floor of a terraced Edwardian house, approximately half a mile from Palmers Green rail station (to Moorgate) and the shopping amenities on Green Lanes. You will also find a wealth of open spaces nearby, including Broomfield and Grovelands Parks.

The property is offered for sale with a new 999-year lease on completion, roof space demise included with the freeholder's consent to develop the roof space (subject to planning permission), and one-half of the driveway.

The flat features a generously sized reception room, two bedrooms, a kitchen, and a bathroom with a separate WC. Additional benefits include double-glazing and gas central heating. This is an ideal opportunity for buyers looking for a property to tailor to their own requirements.

Tenure: Leasehold

Term: New 999 year lease on completion

Service Charge: £0

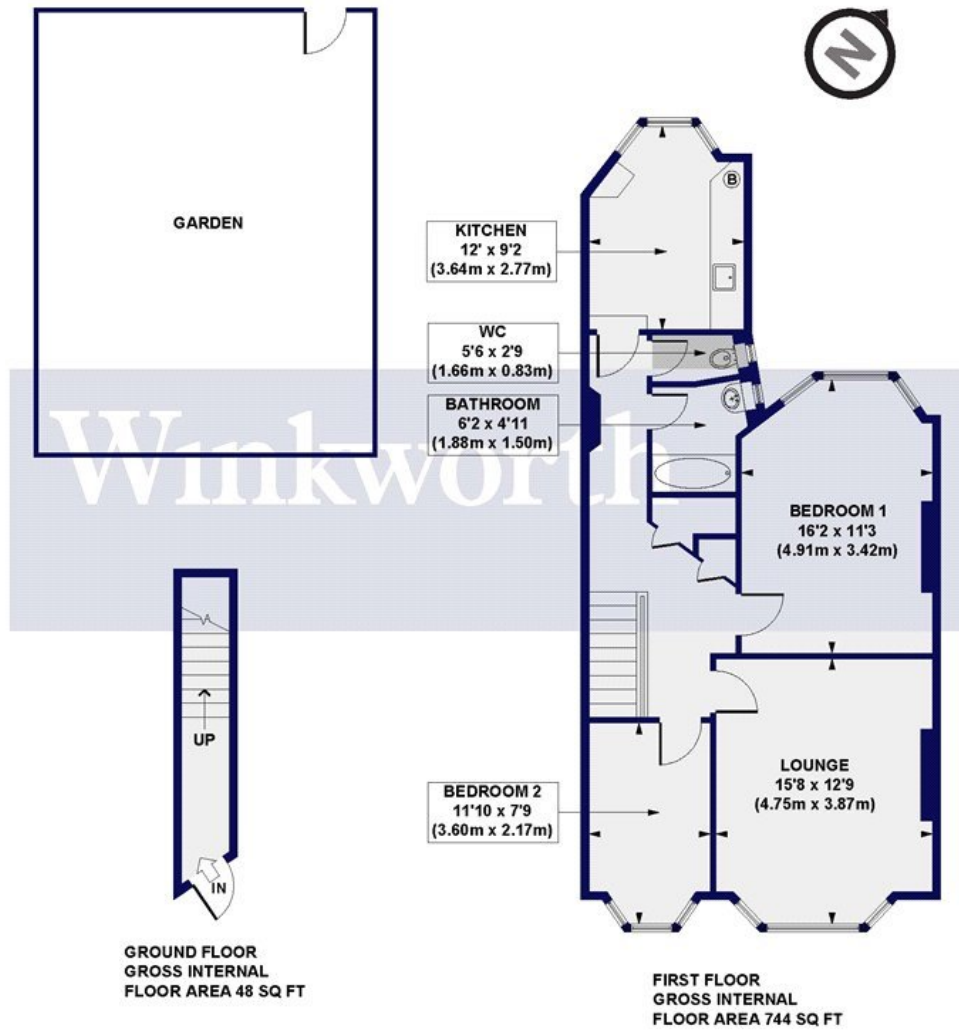
Ground Rent: £ 0

Council Tax: London Borough of Enfield – Band C

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

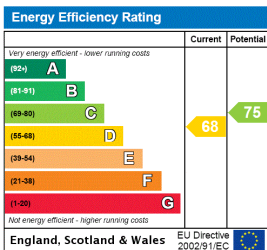


Caversham Avenue, N13
 Approx. Gross Internal Floor Area 792 sq. ft / 73.59 sq. m



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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