



PARK AVENUE, N13
OFFERS IN THE REGION OF £400,000 SHARE OF FREEHOLD

A TWO BEDROOM PERIOD CONVERSION
CONVENIENTLY LOCATED FOR PUBLIC
TRANSPORT LINKS AND AMENITIES.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk 393
Green Lanes, Palmers Green, N13 4JG



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SUMMARY:

An ideal first-time purchase or buy-to-let investment, this charming first-floor Edwardian conversion is situated in a sought-after location, within easy reach of Hazelwood Primary School, Palmers Green overground station (to Moorgate via Finsbury Park), and the popular Broomfield Park.

The property offers just under 700 sq. ft. of bright and spacious living accommodation featuring high ceilings and sash windows. The interior boasts an impressive 18' x 16'9" reception room with south-facing sash windows, a beautiful character fireplace, built-in alcove storage, and ample space for a dining table. You will also find a contemporary fitted kitchen, two well-proportioned bedrooms, and a tiled bathroom. Offered for sale with a share of the freehold and no onward chain.

Tenure: Share of Freehold

Term: 104 year and 4 months

Service Charge: N/A

Ground Rent: N/A

Council Tax: London Borough of Enfield – Band D

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



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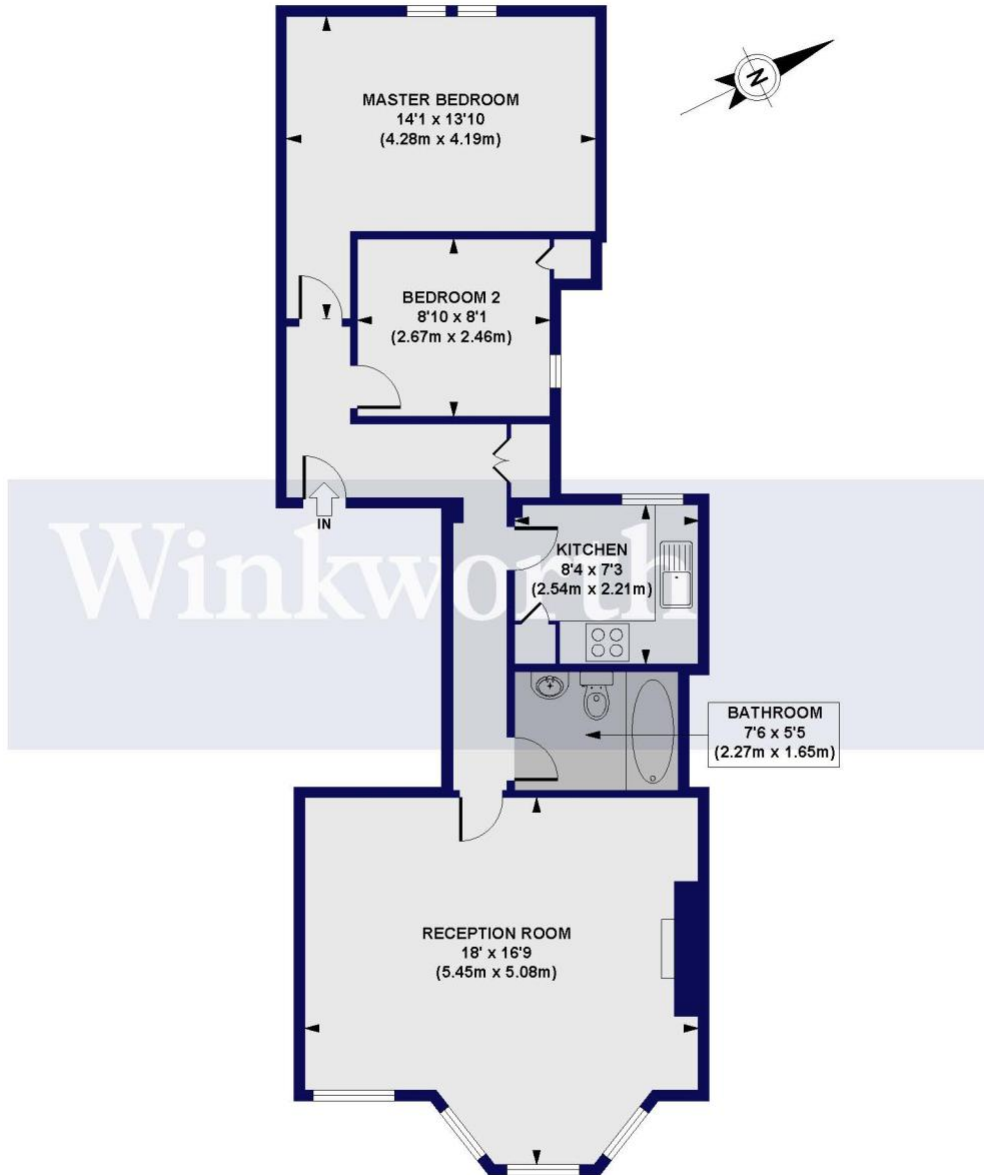


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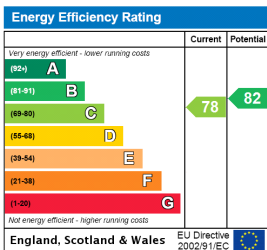
Park Avenue, N13
 Approx. Gross Internal Floor Area 692 sq. ft / 64.30 sq. m



FIRST FLOOR

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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