



**CRAWFORD GARDENS, N13  
OFFERS OVER £275,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE-BEDROOM GARDEN  
FLAT IN A CONVENIENT LOCATION.**

**Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk) 393  
Green Lanes, Palmers Green, N13 4JG**

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## SUMMARY:

A delightful one-bedroom ex-local authority ground floor maisonette situated in a popular location within easy reach of shops and bus links — an ideal choice for first-time buyers and buy-to-let investors.

Set on a residential road off Hedge Lane, the property offers well-proportioned, neutrally decorated living accommodation featuring a modern open-plan reception room/kitchen, with modern units, integrated appliances, and a door providing direct access to the rear garden.

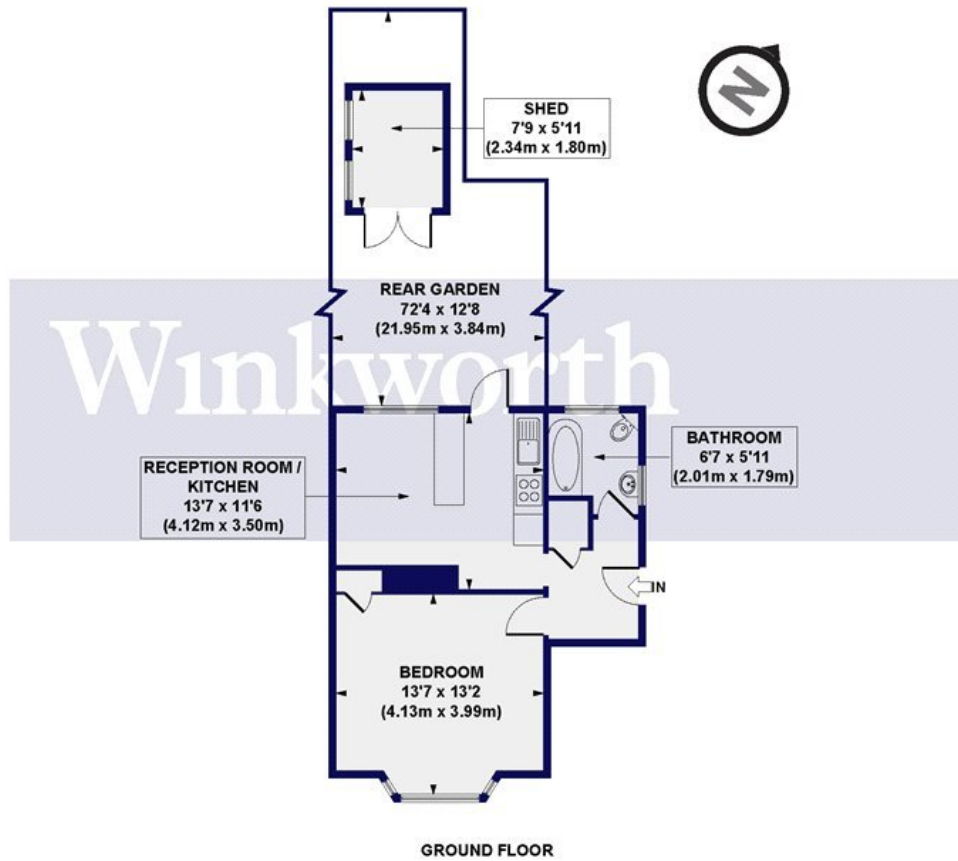
The property also boasts a generously sized double bedroom with a built-in wardrobe and an attractive, fully tiled bathroom complete with a roll-top bath. Additional benefits include double glazing, wood laminate flooring, and gas central heating.

Outside, you will find a private rear garden extending just over 72 feet in length, with a well-maintained lawn, and a useful shed at one end for extra storage.

We recommend an internal viewing to fully appreciate this lovely property.

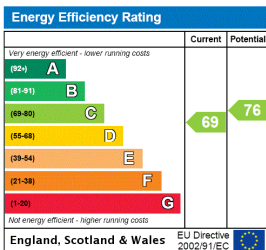


**Crawford Gardens, N13**  
 Approx. Gross Internal Floor Area 418 sq. ft / 38.79 sq. m



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

**Remaining Lease Term:** Approximately 91 years

**Service Charge:** £497.00 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** London Borough of Enfield – Band B

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

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