



WINDSOR ROAD, N13
£425,000 SHARE OF FREEHOLD

**A SPACIOUS ONE-BEDROOM GROUND FLOOR
FLAT IN THE HEART OF PALMERS GREEN,
OFFERED FOR SALE CHAIN-FREE.**

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



for every step...

winkworth.co.uk



DESCRIPTION:

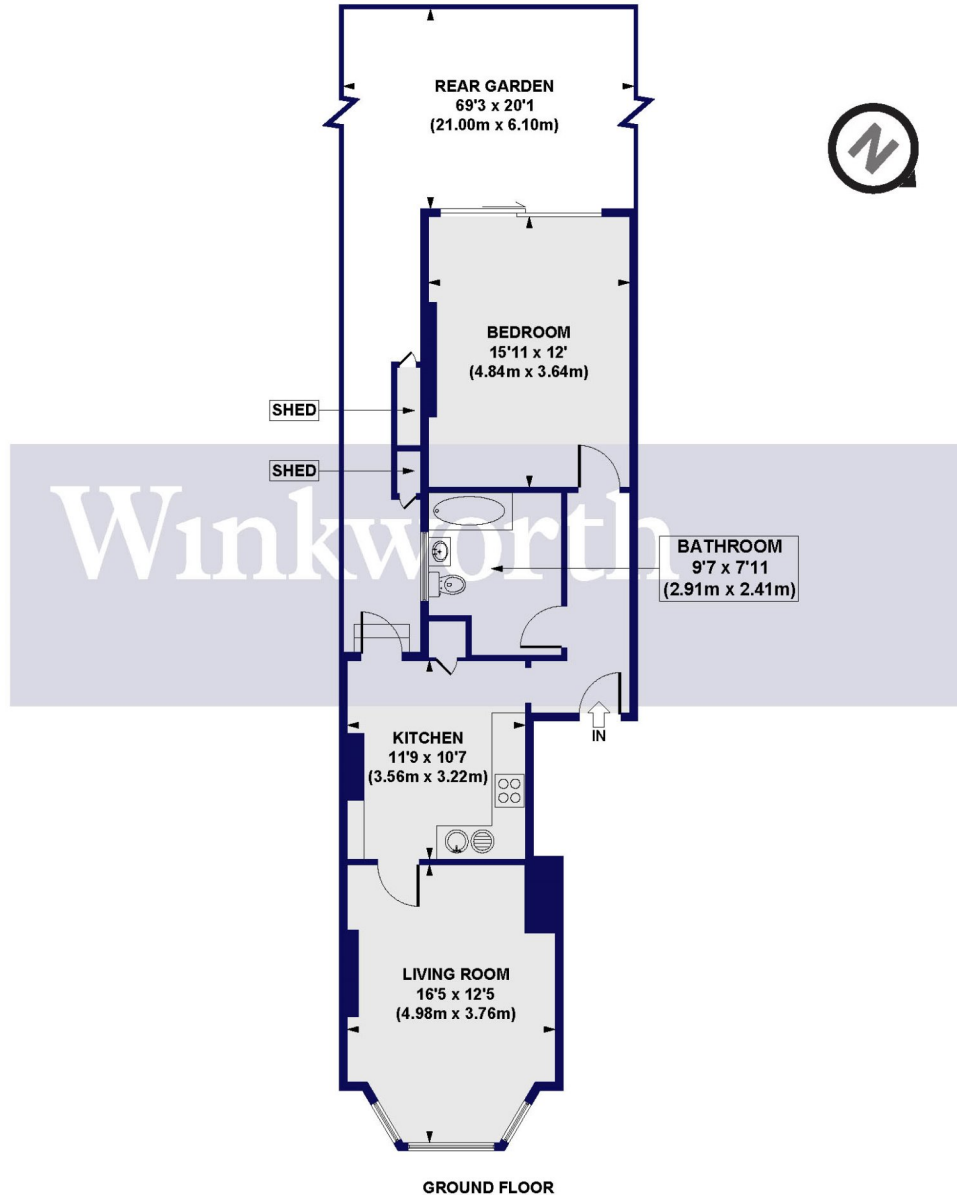
A spacious garden flat, arranged on the entire ground floor of a semi-detached Edwardian house in a sought-after location. The property is within easy reach of Hazelwood Primary School and approximately half a mile from Palmers Green overground station (with connections to Finsbury Park and Moorgate), Broomfield Park, and bus links to Wood Green and Enfield Town.

Offered for sale chain-free and with a share of freehold, the flat provides over 640 sq. ft. of accommodation with high ceilings. At the front of the property is a living room featuring a bay window and a charming character fireplace. The kitchen is centrally located and benefits from a range of modern wall and base units, with a door opening to the side return and garden. At one end of the kitchen, an opening leads into the entrance hall, which provides access to a bathroom and a light, spacious bedroom at the rear. The bedroom features patio doors opening directly to the garden. The layout offers flexibility, allowing the reception room and bedroom to be swapped if direct garden access is preferred for entertaining or al fresco living.

Outside, the property enjoys sole use of a well-maintained, 69'3 long south-facing rear garden. There is also potential to extend or reconfigure the flat to add a second bedroom (subject to freeholder and planning consent). We highly recommend a viewing to appreciate the space this lovely flat has to offer.

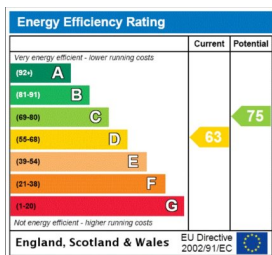


Windsor Road, N13
 Approx. Gross Internal Floor Area 643 sq. ft / 59.75 sq. m



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: Share of Freehold
Underlying Lease Term: Appx. 89 years remaining
Service Charge: N/A
Ground Rent: N/A
Council Tax: London Borough of Enfield – Band C

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



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.