



KELVIN AVENUE, N13
OFFERS OVER £400,000 LEASEHOLD

**A TWO-BEDROOM GARDEN FLAT IN A CONVENIENT LOCATION
REQUIRING SOME MODERNISATION AND POTENTIAL TO EXTEND
(SUBJECT TO PLANNING AND LANDLORD CONSENT). OFFERED CHAIN-
FREE AND A NEW 999 YEAR LEASE ON COMPLETION.**

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DESCRIPTION:

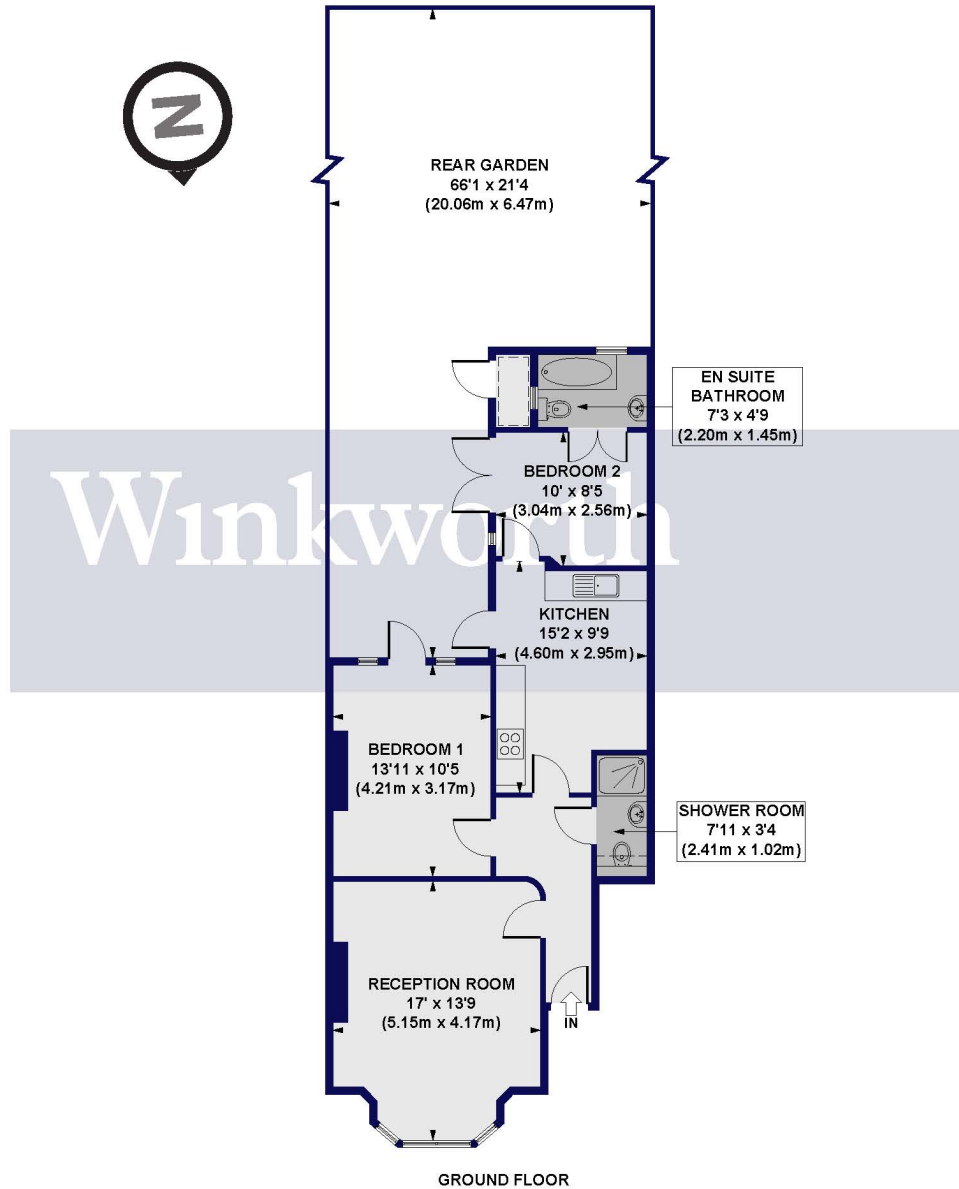
A spacious garden flat occupying the entire ground floor of a period house on a sought-after road, within easy reach of schools and excellent transport links, including Palmers Green and Bowes Park BR stations (to Moorgate), Arnos Grove tube (Piccadilly line), and a bus service to Wood Green shopping centre and tube station.

While requiring modernisation, the property offers the opportunity to create an interior tailored to your own requirements, with the potential to extend (subject to freeholder and planning consent). The flexible accommodation includes a generously sized reception room with a bay window, two bedrooms (one of which is off the kitchen and could be switched with the reception room for an alternative layout), an eat-in kitchen, and a bathroom.

Currently with a remaining leasehold term of approximately 59 years, the property is offered with the benefit of a new 999-year lease on completion.

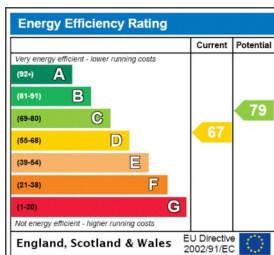


Kelvin Avenue, N13
Approx. Gross Internal Floor Area 731 sq. ft / 67.87 sq. m



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

Term: 999 years on completion

Service Charge: £0 per annum

Ground Rent: £0 Annually

Council Tax: London Borough of Enfield – Band C

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

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