



LIGHTCLIFFE ROAD, N13  
OFFERS OVER £400,000 SHARE OF FREEHOLD

A BEAUTIFUL ONE DOUBLE BEDROOM GROUND  
FLOOR FLAT WITH A PRIVATE 45' REAR GARDEN.

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## DESCRIPTION:

A lovely one-bedroom flat arranged on the entire ground floor of a terraced Edwardian house, conveniently located within easy reach of Palmers Green mainline BR station, bus links, and shopping amenities.

The flat boasts spacious and neutrally decorated accommodation with high ceilings and contemporary finishing touches. You will find a generously sized reception room featuring a character fireplace and bay windows that flood the space with natural light. The adjoining kitchen is fitted with modern units and a range of integrated appliances. A door at one end of the kitchen provides access to the side return.

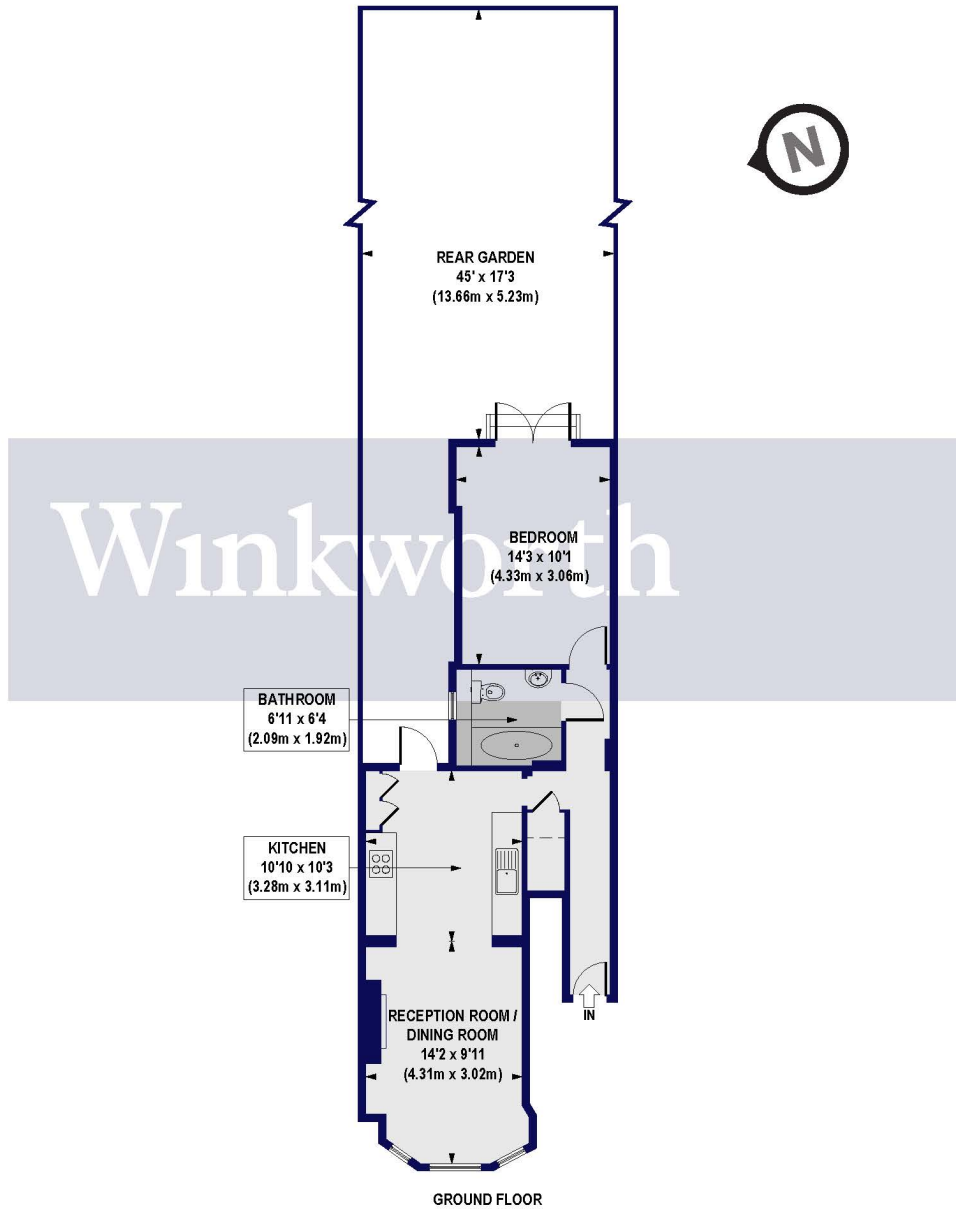
Additionally, there is a modern bathroom and a generously sized double bedroom with double doors leading out to a private 45' long rear garden, perfect for relaxing and entertaining during the summer months. The property is offered for sale with a share of freehold and a long underlying lease term.

## SUMMARY:

- Ground Floor Edwardian Conversion
- Sought-After Location
- Easy Reach of Transport Links, Shopping Amenities and Parks
- High Ceilings and a Modern Interior
- Spacious Accommodation Throughout
- Double Bedroom
- Private Rear Garden
- Adjoining Reception Room and Kitchen
- Share of Freehold
- Council Tax: London Borough of Enfield - Band C
- Tenure: Share of Freehold
- Underlying Lease Term: 999 Years from 25th December 1998 (approximately 974 years remaining)
- Ground Rent: N/A

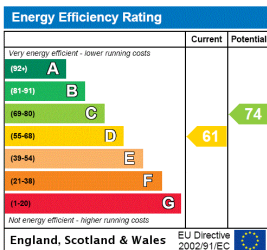


**Lightcliffe Road, N13**  
**Approx. Gross Internal Floor Area 527 sq. ft / 48.95 sq. m**



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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