



**PALMERSTON CRESCENT, N13**  
**OFFERS IN EXCESS OF £500,000 FREEHOLD**

**A RARELY AVAILABLE GARDEN FLAT IN A CONVENIENT LOCATION, OFFERED WITH THE ENTIRE FREEHOLD, PRIVATE REAR GARDEN, AND A DRIVEWAY.**

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## DESCRIPTION:

A beautifully presented garden flat arranged on the ground floor of an end of terrace Victorian house, offered for sale with the entire freehold, private rear garden, and off-street parking, situated on a popular cul-de-sac within easy reach of Palmers Green and Bowes Park BR stations (to Moorgate), Bounds Green tube (Piccadilly line), and close to Broomfield Park.

The property enjoys 880 Sq. Ft of floor area successfully blending character features with modern finishing touches. You will find an impressive reception room with a lovely, corniced ceiling, bay with fitted shutters, and a focal point fireplace with bespoke shelving and storage built into the alcoves. An adjoining dining room separated by double wooden doors creates the perfect space for entertaining and dining. Wooden flooring flows seamlessly between both rooms, adding a natural warmth. The open-plan kitchen, connected to the dining room, features contemporary pastel-tone units, integrated appliances, and a sleek Quartz worktop. A door conveniently offers one of three access points to the garden.

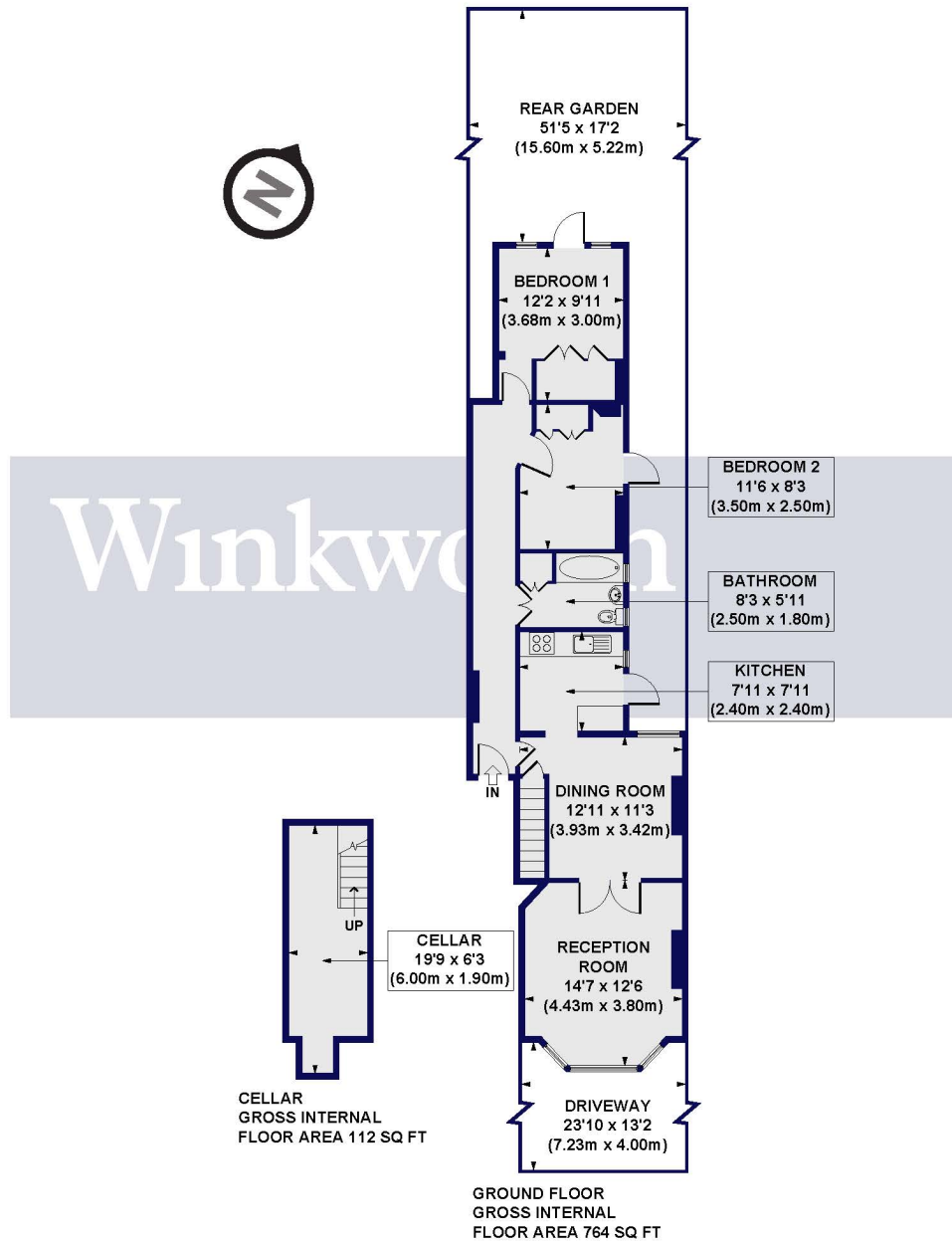
A long, split level entrance hall guides to two spacious bedrooms, one of which is set at the rear of the property and benefits from a fitted wardrobe, and tall windows and a door leading to the rear. The adjacent bedroom has an opening for a wardrobe with storage above and a door leading to the garden. There is also stylish bathroom with built-in storage and useful cellar.

Moving outside, you will find a private 51' long north-westerly aspect garden backing onto the New River - great for enjoying breakfast or relaxing during warm summer months. At the front of the property is a driveway suitable for up to two cars. Viewing is advised to fully appreciate the character and space offered by this lovely property.

- Council Tax: London Borough of Enfield - Band D
- Tenure: Freehold
- Underlying Lease: 169 years from 25th March 1974 (appx. 120 years remaining)
- Service Charge N/A
- Ground Rent: N/A



**Palmerston Crescent, N13**  
 Approx. Gross Internal Floor Area 876 sq. ft / 81.36 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	75
D (55-68)	
E (39-54)	57
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



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