



**MEADOWCROFT ROAD, N13**  
**GUIDE PRICE £525,000 SHARE OF FREEHOLD**

**A SUPERB GROUND FLOOR FLAT IN A CONVENIENT LOCATION  
WITH A CHARMING SOUTH-FACING REAR GARDEN.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

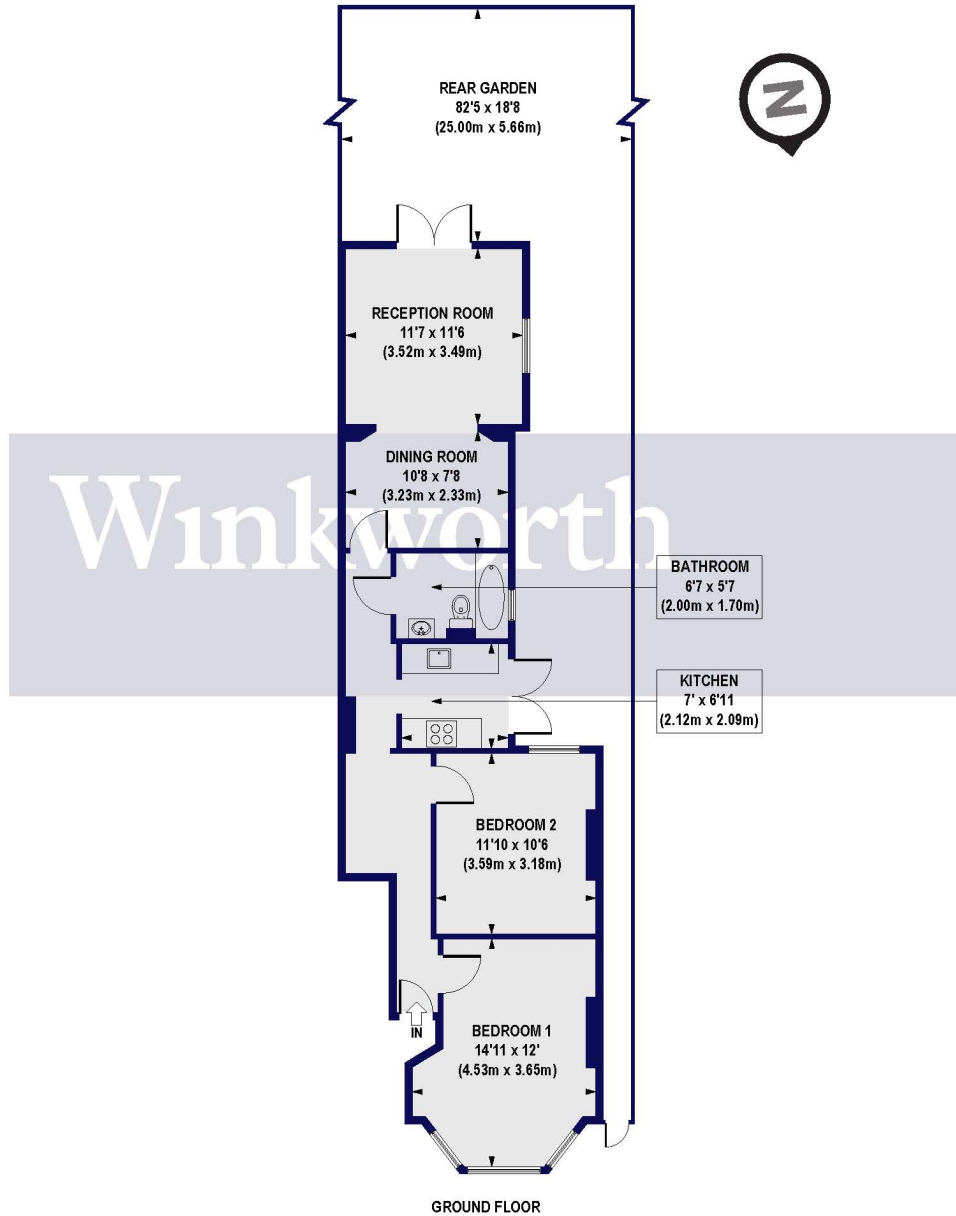
A beautiful garden flat with a share of freehold, arranged over the entire ground floor of an imposing end-of-terrace Edwardian house in desirable location equidistant to Winchmore Hill and Palmers Green BR stations (to Moorgate). Offered with no onward chain, the property enjoys just over 700 sq. ft. of light and spacious accommodation. You will find an inviting reception room at the rear of the property, with double doors opening out to a patio, offering lovely garden views. An adjoining dining room creates the perfect setting to unwind and entertain guests. The kitchen enjoys a range of modern units with a block-wood worktop and integrated appliances, whilst double doors provide side access and copious natural light. There are two generously sized double bedrooms, one of which benefits from a bay window with fitted shutters. You will also find a contemporary bathroom with a three-piece suite. Moving outside, you will discover the lovely oasis of a private south-facing rear garden that extends just over 82' length, with an additional side return offering convenient gated access to the front of the property. A decked area at the end of the garden offers a shaded sanctuary to enjoy in the summer evenings.

## SUMMARY:

- Ground Floor Flat in a Sought-After Location
- Easy Reach of Palmers Green and Winchmore Hill BR Stations
- Private 82' Long Rear Garden and Side Access
- Share of Freehold
- No Onward Chain
- Spacious Reception Room and Adjoining Dining Room
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- Long and Spacious Hallway
- Underlying Lease Term: 99 years from 20th December 1986 (to be extended on completion)
- Ground Rent: N/A
- Service Charge: N/A

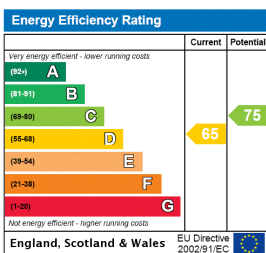


**Meadowcroft Road, N13**  
**Approx. Gross Internal Floor Area 707 sq. ft / 65.70 sq. m**



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.



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.