



KINGSLEY ROAD, N13
£450,000 FREEHOLD

**A STYLISH GARDEN FLAT IN A CONVENIENT LOCATION.
OFFERED FOR SALE WITH THE ENTIRE FREEHOLD AND NO
ONWARD CHAIN.**

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

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DESCRIPTION:

A lovely ground floor garden flat offered for sale with no onward chain and the entire freehold, in a sought-after location, just a short stroll from Hazelwood Primary School and within easy reach of Palmers Green BR station and Broomfield Park.

This beautifully presented property has been significantly updated by the current owner and boasts a stunning open-plan kitchen/reception room with large French doors that lead out to the garden, perfect for entertaining during the summer months. The kitchen features contemporary handleless units with a concrete-effect worktop, matching splashback, and a range of integrated appliances.

You will also find two bedrooms - the largest being a generously sized double with a high ceiling, bay window, fitted shutters, and a feature fireplace. There is also an attractive, fully tiled bathroom with contemporary fittings.

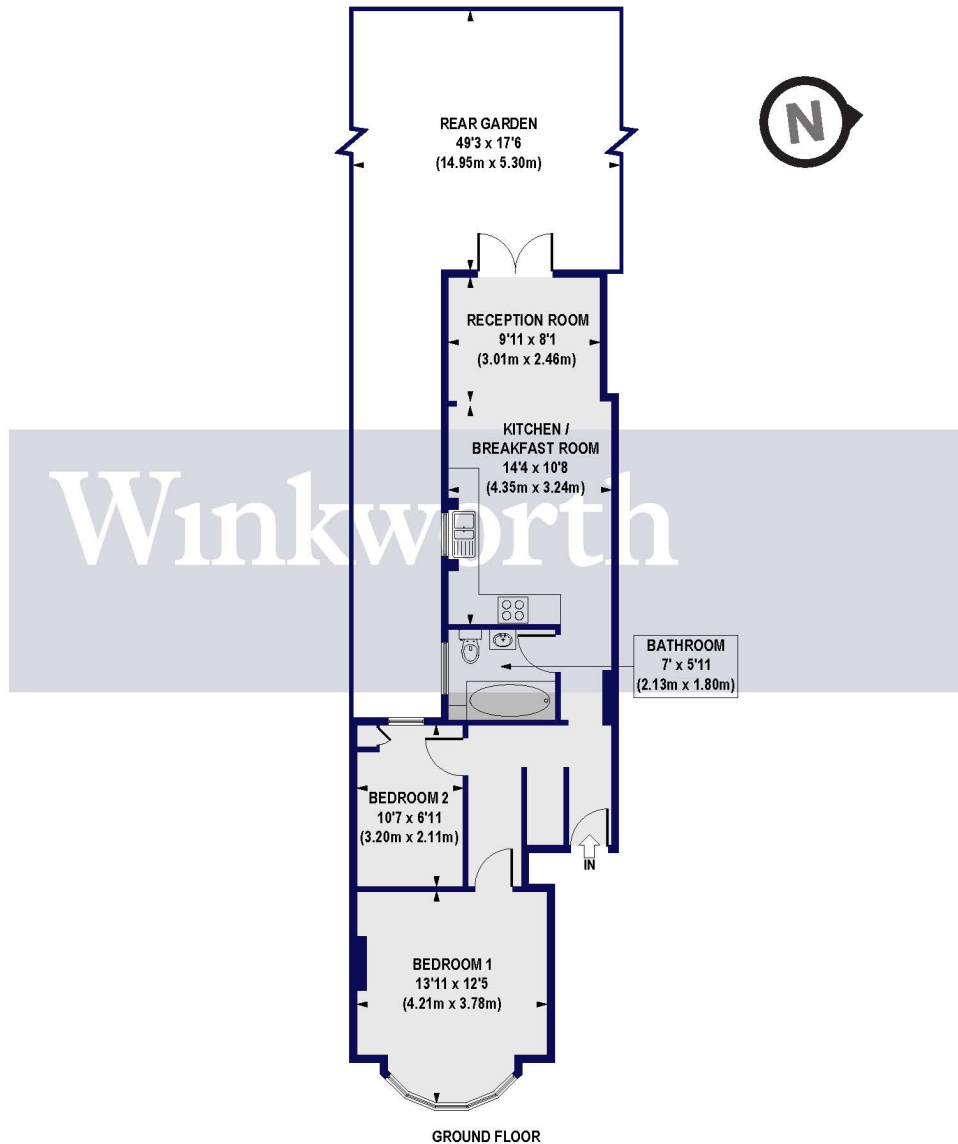
Outside, the property benefits from sole use of a long west-facing rear garden and a side return. Additionally, there is a concrete base at the rear, ready for a shed or a small outbuilding.

SUMMARY:

- Ground Floor Edwardian Conversion
- Private 49'3 Long Rear Garden
- Recently Renovated
- Offered with Entire Freehold
- No Onward Chain
- Great Location Close to Hazelwood Primary School and Easy Reach Palmers Green BR Station
- Stunning Open-Plan Kitchen and Living Area
- Modern Kitchen with Integrated Appliances
- Attractive Bathroom
- Council Tax: London Borough of Enfield - Band C
- Tenure: Freehold
- Service Charge: N/A
- Ground Rent: N/A



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Approx. Gross Internal Floor Area 620 sq. ft / 57.64 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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