

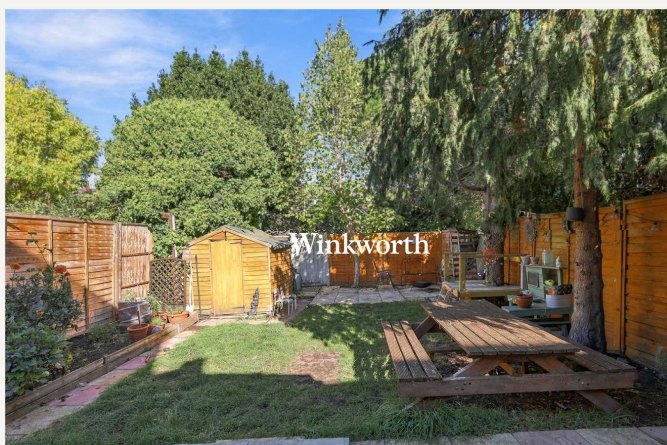


Windsor Road, N13

£475,000 *Share of Freehold*



A spacious two-bedroom ground-floor flat with a rear garden and a share of freehold, offering approximately 826 sq ft of versatile accommodation. The property is situated on a sought-after, tree-lined road in the heart of Palmers Green, within easy reach of Palmers Green railway station, providing direct services to Moorgate via Finsbury Park, as well as local open spaces and the popular Hazelwood Primary School. The property features a generously sized bay-fronted reception room with a high corniced ceiling and stripped wood flooring, providing ample space for relaxing and dining. There is also a spacious kitchen fitted with contemporary-style units, with a door at one end leading into a generous bathroom featuring a four-piece suite and a practical laundry area.



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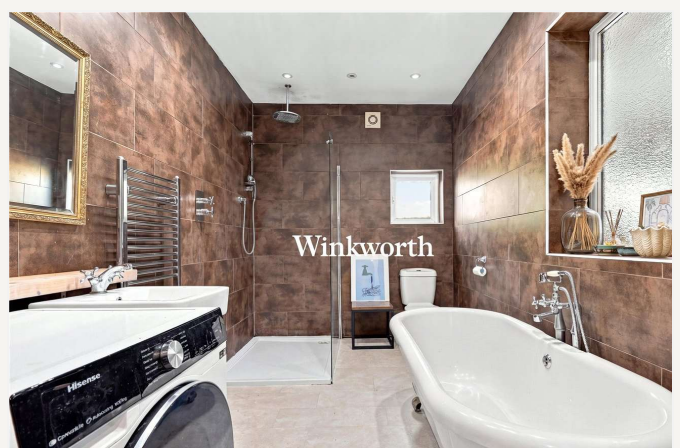
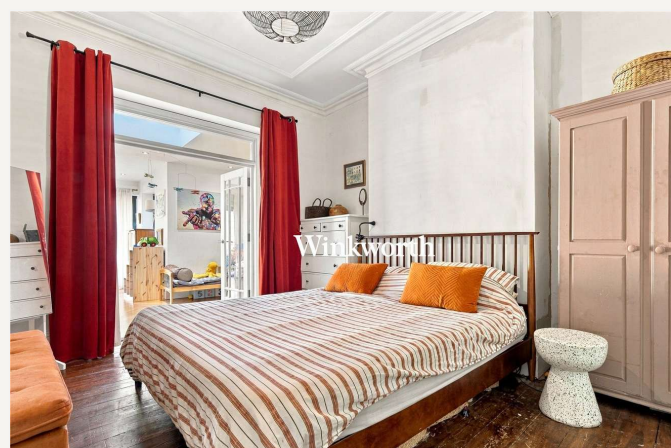
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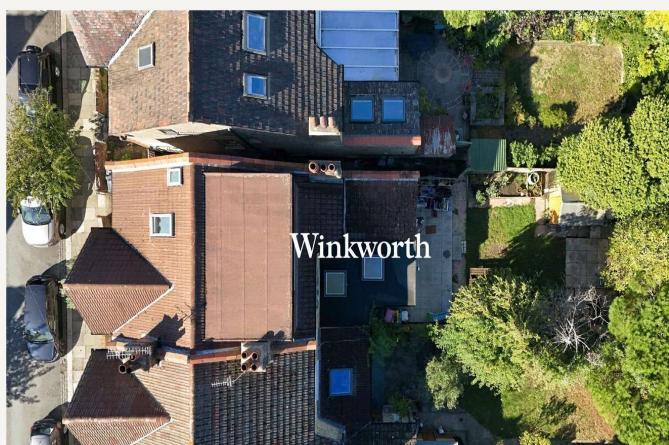
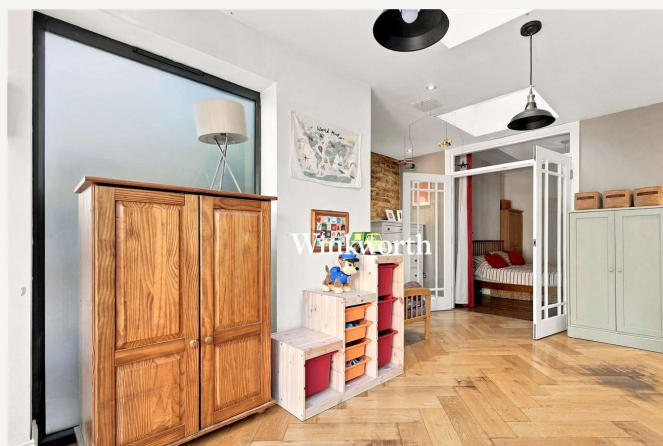


There are two double bedrooms, the first of which is situated towards the centre of the flat, accessed from the entrance hall and featuring stripped wood flooring. Double doors lead through to the second bedroom at the rear, which benefits from two skylights and attractive chevron-patterned wood parquet flooring. This room can also be accessed independently from the kitchen and has direct access to the rear garden.

Outside, the rear garden measures approximately 47'4" x 24'5" and features two patio areas and a useful storage shed. A footpath runs through the garden, providing access to the separate garden belonging to the first-floor flat.

We highly recommend an internal viewing to fully appreciate the location, generous proportions and flexible accommodation this property has to offer.





MATERIAL INFO

Tenure: Share of Freehold
Underlying Lease Term: Circa 989 years remaining
Service Charge: Nil
Ground Rent: Nil
Council Tax: London Borough of Enfield - Band C
EPC rating: C

Windsor Road

Total area: approx. 826.3 sq. feet (76.8 sq. metres)

Ground Floor

Approx. 826.3 sq. feet (76.8 sq. metres)
(excluding Garden)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN260280>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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