

Park Avenue, N13

£375,000 *Share of Freehold*

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A spacious and well-presented two-double-bedroom apartment with gated residents' parking and a garage, situated on the first floor of a well-maintained private block on a sought-after, tree-lined road in the heart of Palmers Green. The property is conveniently located within easy reach of Palmers Green railway station (to Moorgate via Finsbury Park), an excellent selection of shops, cafés and restaurants along Green Lanes, and the popular Hazelwood Primary School. Several green spaces are also nearby.





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The apartment offers bright, generously proportioned accommodation, including a spacious 17'2x10'5 living/dining room providing ample space for relaxing and entertaining, while a large south-facing window draws in plenty of natural light. There is also a separate 8'6x14'9 kitchen fitted with an extensive range of light wood-effect wall and base units and a breakfast bar. Both bedrooms are generously sized doubles, while a modern bathroom completes the accommodation. The property also benefits from an intercom entry phone system, gas central heating, and double glazing.

The flat benefits from a share of freehold through ownership of a share in the company that owns the building's freehold. The property is held on a leasehold basis, with the company share transferring to the purchaser as part of the sale, subject to the necessary legal formalities.

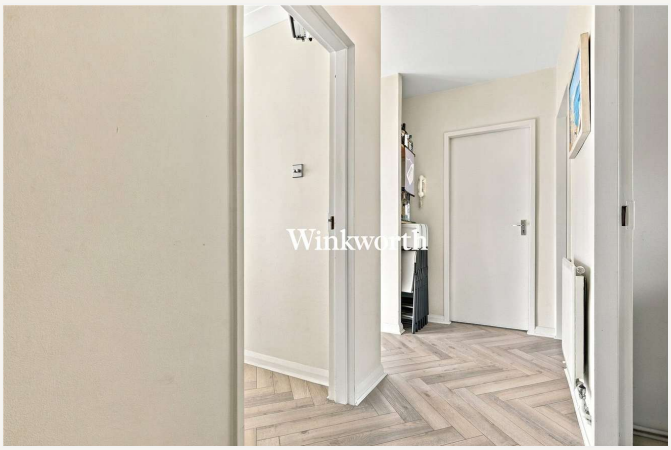
We highly recommend viewing the property to fully appreciate its generous proportions and excellent location.















MATERIAL INFO

Tenure: Share of Freehold
Underlying Lease Term: Appx. 960 years remaining
Service Charge: Approx. £1,500 per annum
Ground Rent: Peppercorn
Council Tax: London Borough of Enfield - Band D
EPC rating: C

Mapledurham Court

Total area: approx. 689.5 sq. feet (64.1 sq. metres)



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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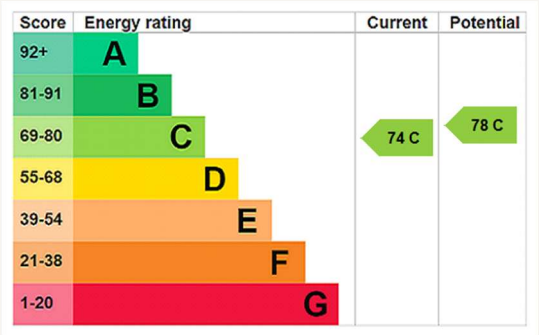

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/PGN230251

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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