

Grenoble Gardens, N13

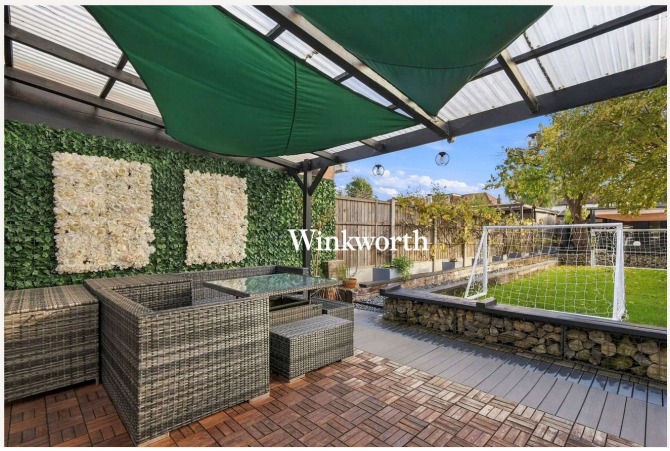
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£450,000 *Share of Freehold*

A beautifully presented two-bedroom flat occupying the entire ground floor of a terraced house, benefiting from a share of freehold, sole use of a private south-facing rear garden and an allocated parking space. The property is conveniently located close to Tottenhall Infant School and St Michael at Bowes Church of England Junior School, as well as shopping amenities on the vibrant Green Lanes.

The accommodation features an impressive 15'8" x 12'8" reception room with a wide bay window and fitted shutters, together with an open-plan kitchen/dining area at one end, creating a welcoming space for relaxing and entertaining. Beyond the kitchen, an inner hallway leads to a spacious modern bathroom with underfloor heating and two well-proportioned bedrooms, both enjoying views over the rear garden. One of the bedrooms also provides direct access to the garden.





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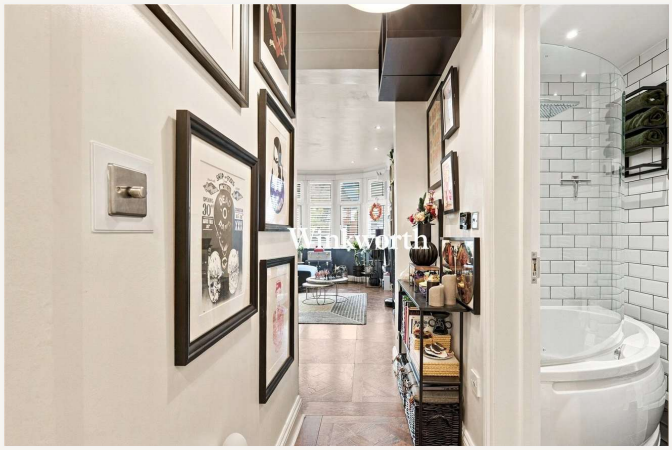
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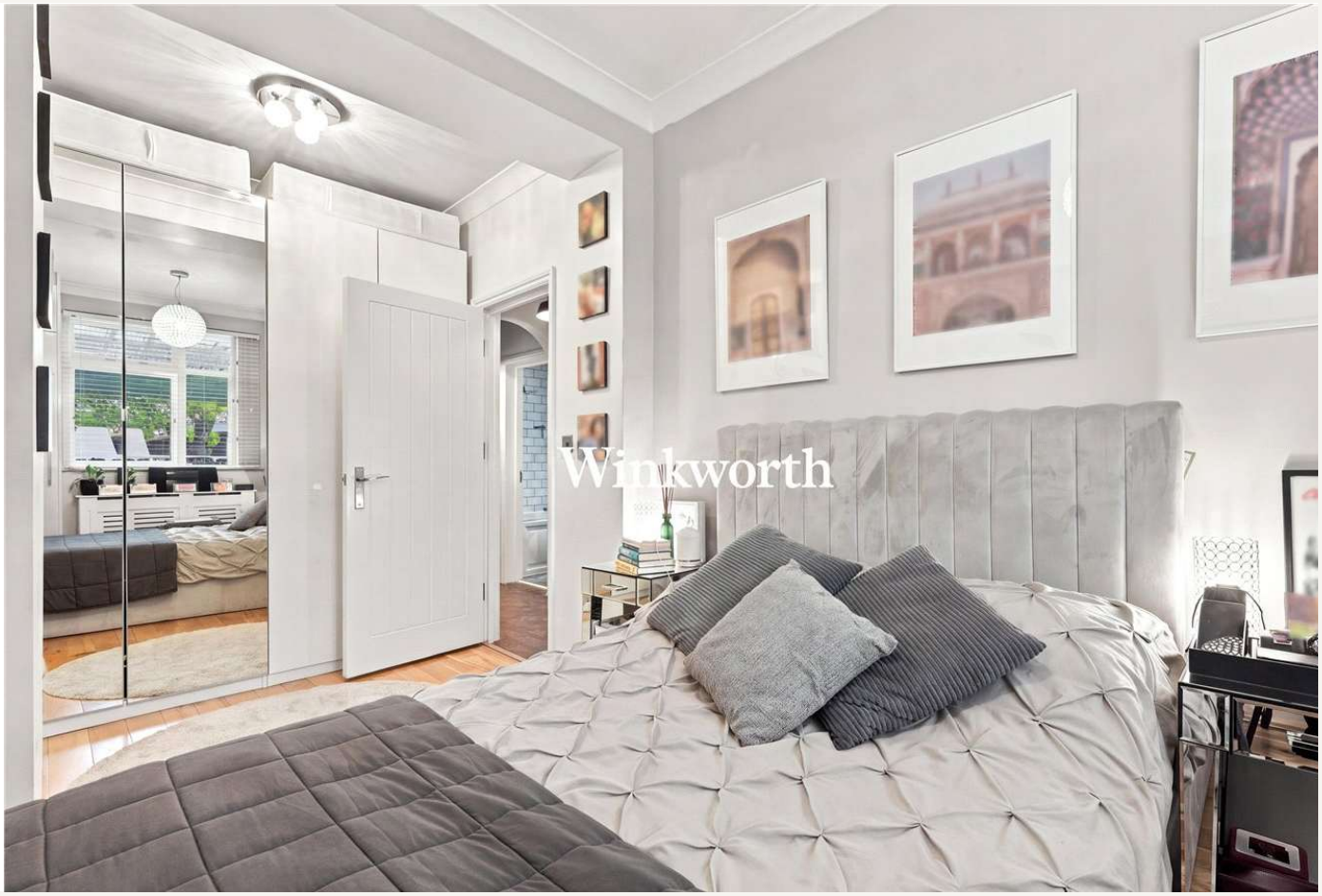
Outside, the property boasts a substantial landscaped rear garden extending to just over 78 feet in length, featuring a generous covered decked patio, a lawn bordered by timber sleepers and ample space for outdoor relaxation and entertaining. A pathway leads to a useful timber outbuilding, currently used as a home office but equally suited to use as a gym or playroom. To the front, the property benefits from a privately owned section of the driveway, providing off-street parking.

We highly recommend a viewing to fully appreciate the space, presentation and standard of accommodation this lovely property has to offer.



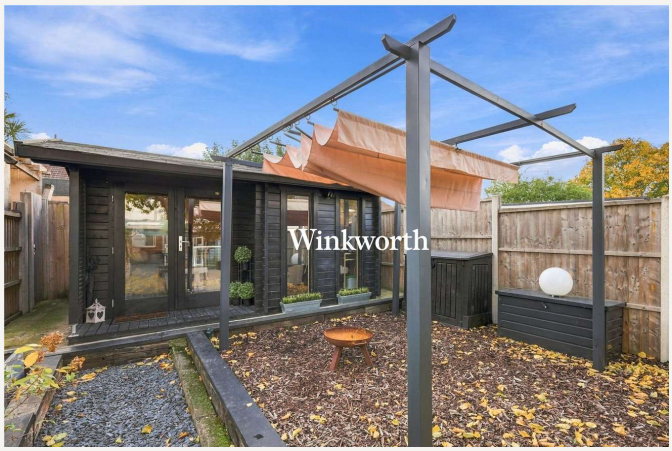












MATERIAL INFO

Tenure: Share of Freehold
Underlying Lease Term: Approximately 110 years remaining
Service Charge: N/A
Ground Rent: N/A
Council Tax: London Borough of Enfield – Band C
EPC rating: C

Grenoble Gardens

Total area: approx. 726.1 sq. feet (67.5 sq. metres)

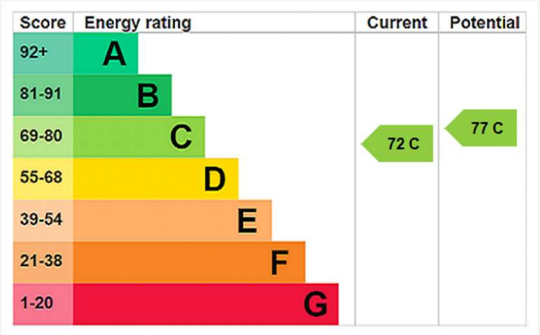
Ground Floor

Approx. 616.8 sq. feet (57.3 sq. metres)
(excluding Driveway, 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.
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Plan produced using PlanUp.

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https://www.winkworth.co.uk/sale/property/PGN260279

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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