

Broomfield Avenue, N13

3 1 0

Offers Over £600,000 *Share of Freehold*

A stunning three-bedroom split-level maisonette with a share of freehold, offering just over 1,500 sq. ft. of accommodation arranged over the first and second floors of a characterful Edwardian house. The property is situated on a lovely tree-lined, no-through road within the sought-after Lakes Conservation Area, moments from Palmers Green railway station (to Moorgate via Finsbury Park), Broomfield Park, and an excellent selection of cafés, restaurants and shops along Aldermans Hill and Green Lanes. The property is accessed via its own ground-floor entrance, which opens into a long, tiled entrance hall, with stairs leading to the first-floor landing. You will find an impressive 18'3" x 21'1" living room, providing a wonderful space for relaxing, dining and entertaining. The room features a focal-point coal-effect gas fireplace, flanked by bespoke storage and shelving within the alcoves. A box bay window with fitted shutters floods the room with natural light, while double doors from the dining area open onto an original balcony, adding to the property's period charm.





Palmers Green

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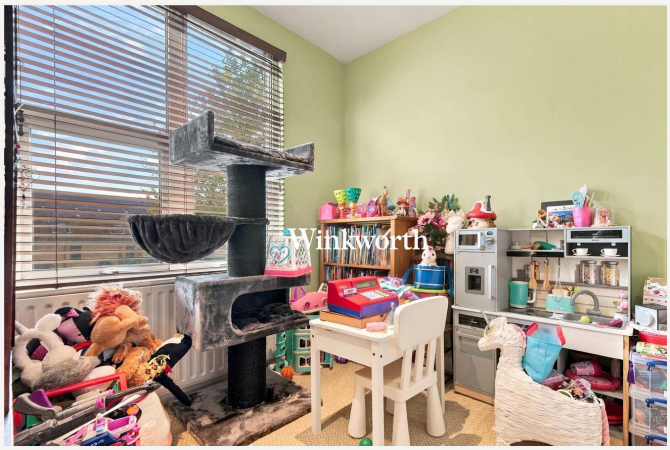


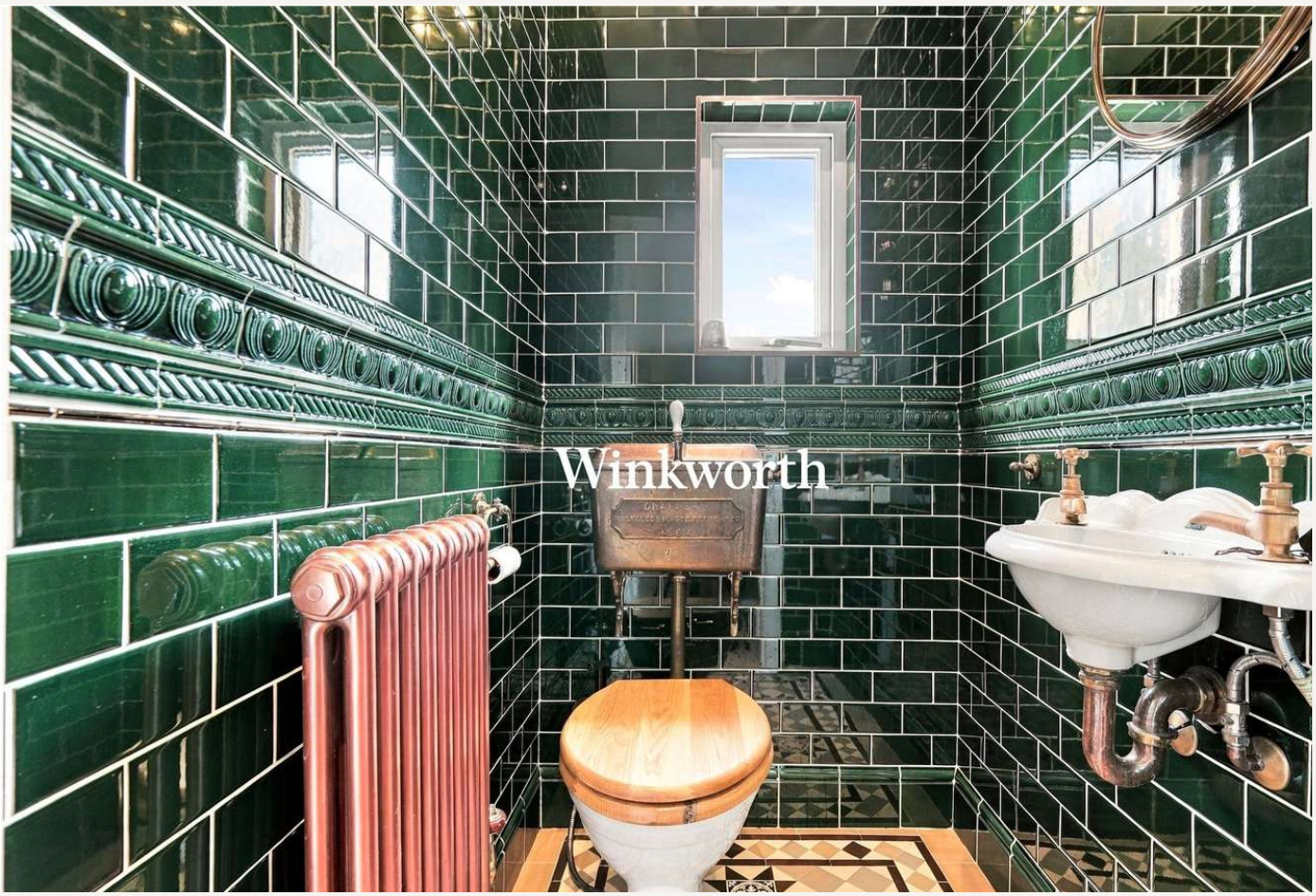
The first floor also features a spacious kitchen measuring approximately 9'11" x 14'5", together with two bedrooms, including a generous principal bedroom with fitted wardrobes. There is also a family bathroom and a beautifully appointed separate WC featuring traditional Thomas Crapper sanitaryware, including a high-level cistern, wall-mounted washbasin with period-style brass taps and a classic column radiator. Striking deep-green glazed wall tiles, and an attractive geometric patterned tiled floor create a distinctive period-inspired finish. Stairs lead to the second floor, where a gallery-style landing provides access to a generously proportioned third bedroom, benefiting from built-in wardrobes and useful eaves storage.

We highly recommend an internal viewing to fully appreciate the location and space this lovely property offers.

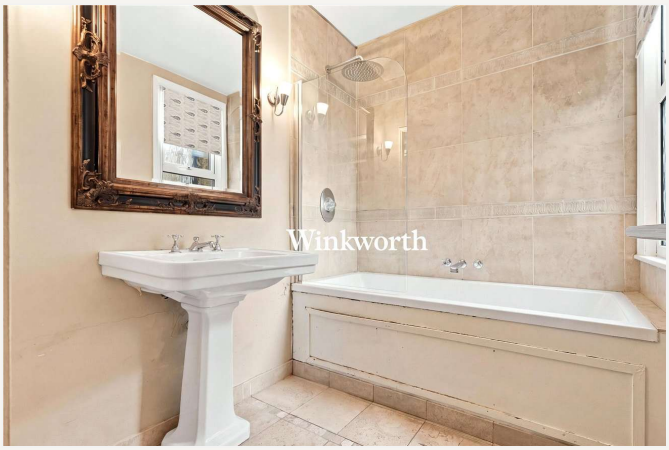


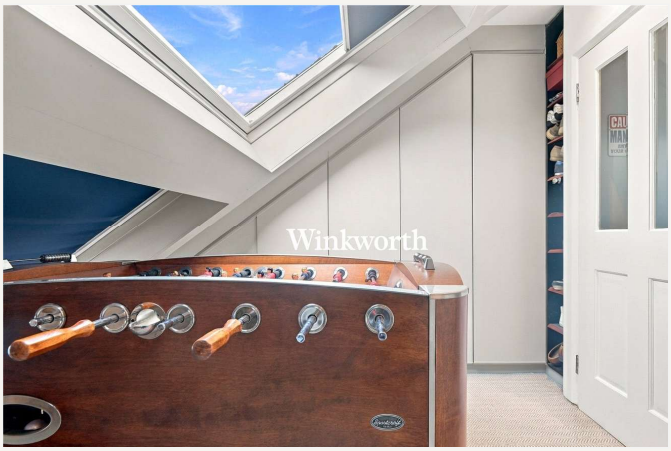












MATERIAL INFO

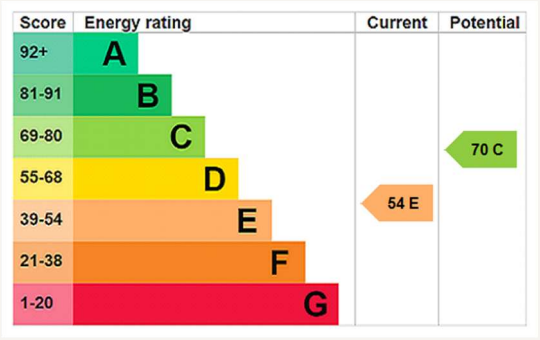
Tenure: Share of Freehold
Underlying Lease Term: **A** pproximately 994 years remaining
Service Charge: **N / A**
Ground Rent: N/A
Council Tax: London Borough of Enfield – Band E
EPC rating: E



Total area: approx. 142.1 sq. metres (1529.7 sq. feet)

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Floor Plan Drawn According To RICS Guidelines
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Broomfield Avenue



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https://www.winkworth.co.uk/sale/property/PGN260076

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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