

Belsize Avenue, N13

£385,000 *Leasehold*

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A lovely chain-free garden flat arranged on the entire ground floor of a terraced Edwardian house, perfectly positioned for commuters, Bowes Park station offers direct links into Moorgate, while Bounds Green Underground station provides easy access to the West End and City. There are also convenient bus links to Wood Green, while the vibrant Green Lanes and renowned Myddleton Road, with its independent cafés and local shops, are just a short stroll away.

A striking tessellated tiled entrance hall leads to a light and airy living room featuring a south-facing bay with wooden sash windows, a high panelled ceiling and stripped wood flooring. A spacious kitchen is positioned centrally, with a lobby leading through to the bathroom at the rear.





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The generously sized double bedroom benefits from a walk-in cupboard and double doors opening directly onto the rear garden – ideal for a morning coffee. The garden can also be accessed independently from the lobby between the kitchen and bathroom.

Outside, the property boasts a generously sized rear garden, offering a rare outdoor retreat, ideal for entertaining, gardening enthusiasts or those seeking additional future living space, offering potential to extend, subject to the necessary freeholder and planning consents. There is also a useful brick-built shed at the end of the garden.

We highly recommend a viewing to fully appreciate the space, character and setting of this charming flat.



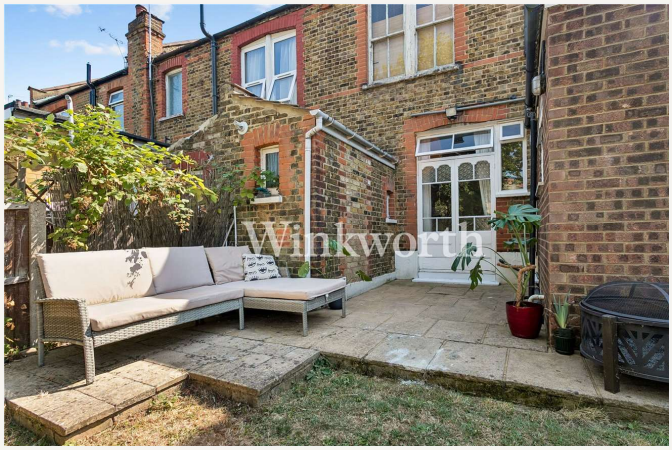










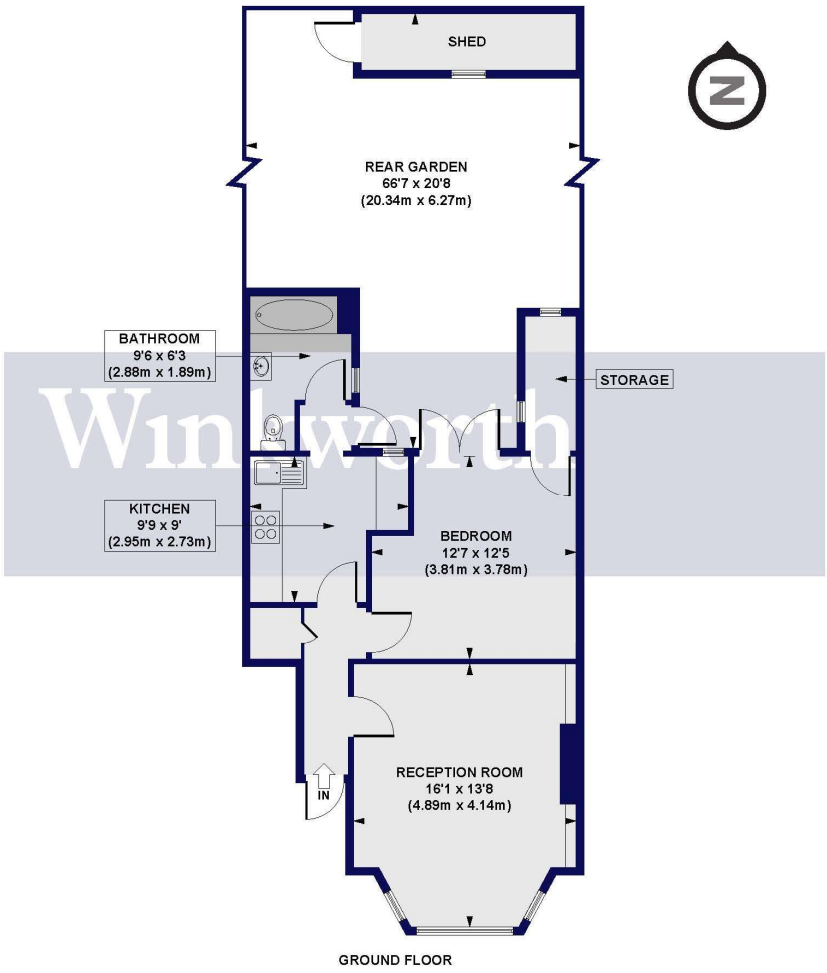


MATERIAL INFO

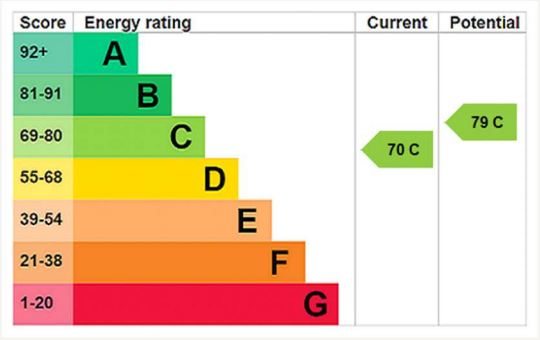
Tenure: Leasehold
Term: 147 year and 4 months
Service Charge: Nil
Ground Rent: Peppercorn
Council Tax: London Borough of Enfield - Band C
EPC rating: C

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Approx. Gross Internal Floor Area 560 sq. ft / 52.04 sq. m



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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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