



Old Park Road, N13

Offers in Excess of £535,000 *Leasehold*



A stunning two-bedroom garden flat, offered for sale chain-free and arranged on the entire ground floor of a semi-detached period conversion. Situated within the desirable Lakes Conservation area, the property is conveniently located close to Palmers Green rail station, with direct services to Moorgate, as well as Broomfield Park and an excellent selection of cafés and restaurants along nearby Aldermans Hill and Green Lanes.



Palmers Green

020 8920 9900 | palmersgreen@winkworth.co.uk

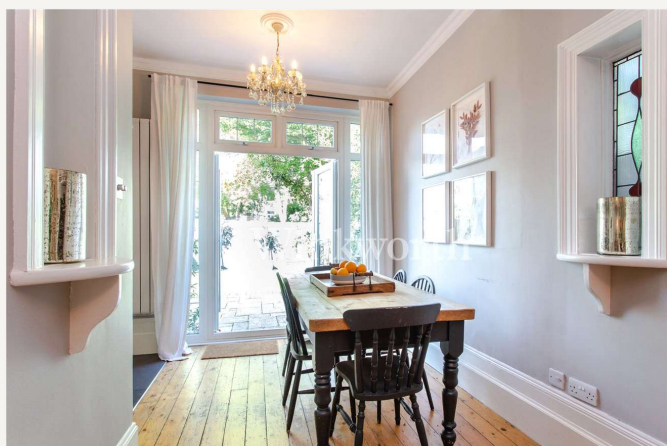
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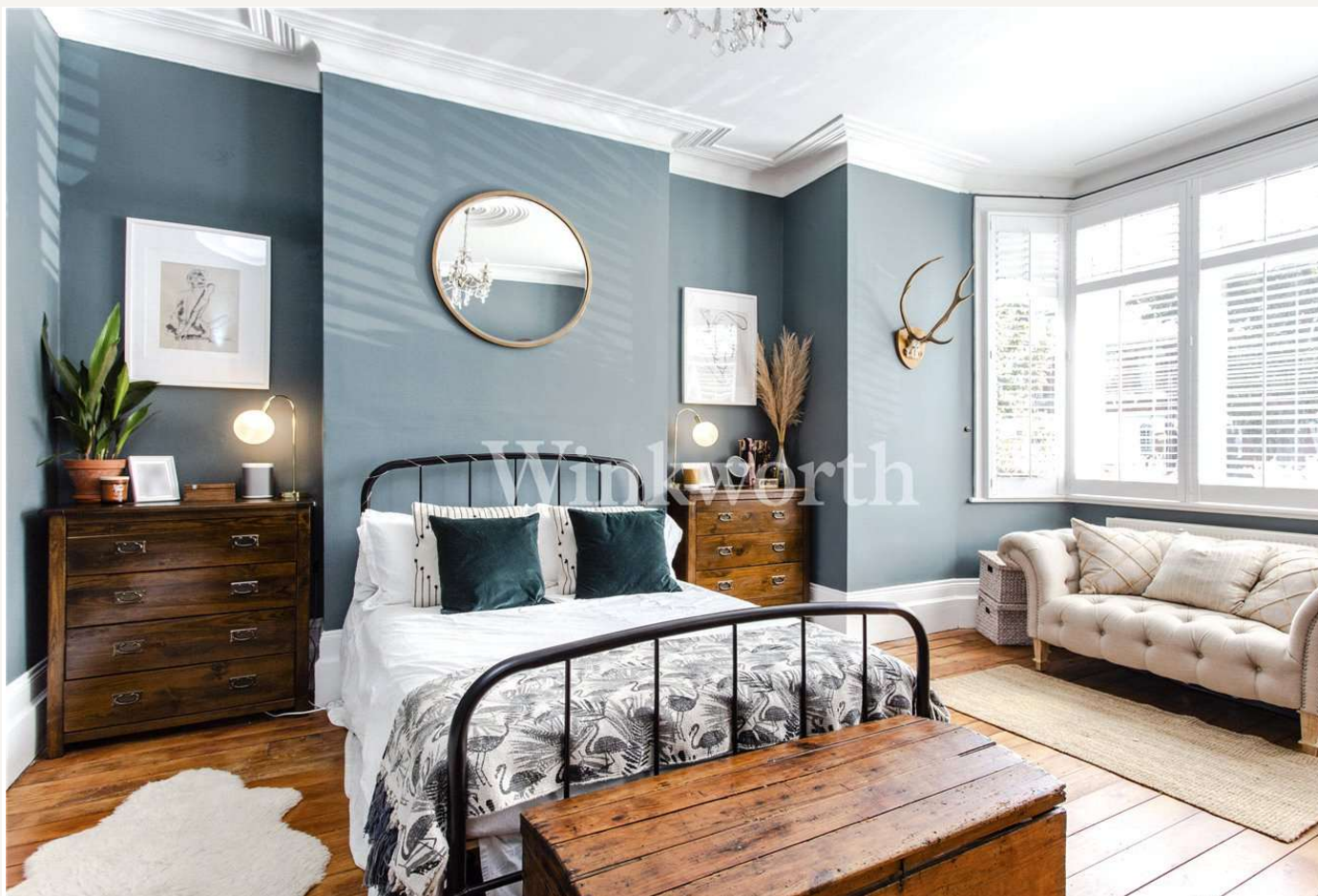
for every step...



The property offers just over 800 sq. ft. of well-proportioned and beautifully presented living accommodation with high ceilings throughout. At the rear is an impressive open-plan living space comprising a reception room with a cast-iron fireplace and bespoke units fitted into the alcoves. This opens into a dining area with French doors leading onto the patio, while the generously sized kitchen is fitted with modern units, granite worktops and a range of integrated appliances. A door off the kitchen leads to an attractive bathroom. Both bedrooms are doubles, with the principal bedroom benefiting from a large bay window with fitted shutters. A useful guest WC is located off the entrance hall.

Outside, the property enjoys a private, westerly-facing rear garden with a large patio with useful side access, as well as a hardstanding area at the front, with local authority consent granted for the installation of a dropped kerb, although the hardstanding cannot currently be accessed for off-street parking. The property is offered for sale with a remaining lease term of approximately 126 years.

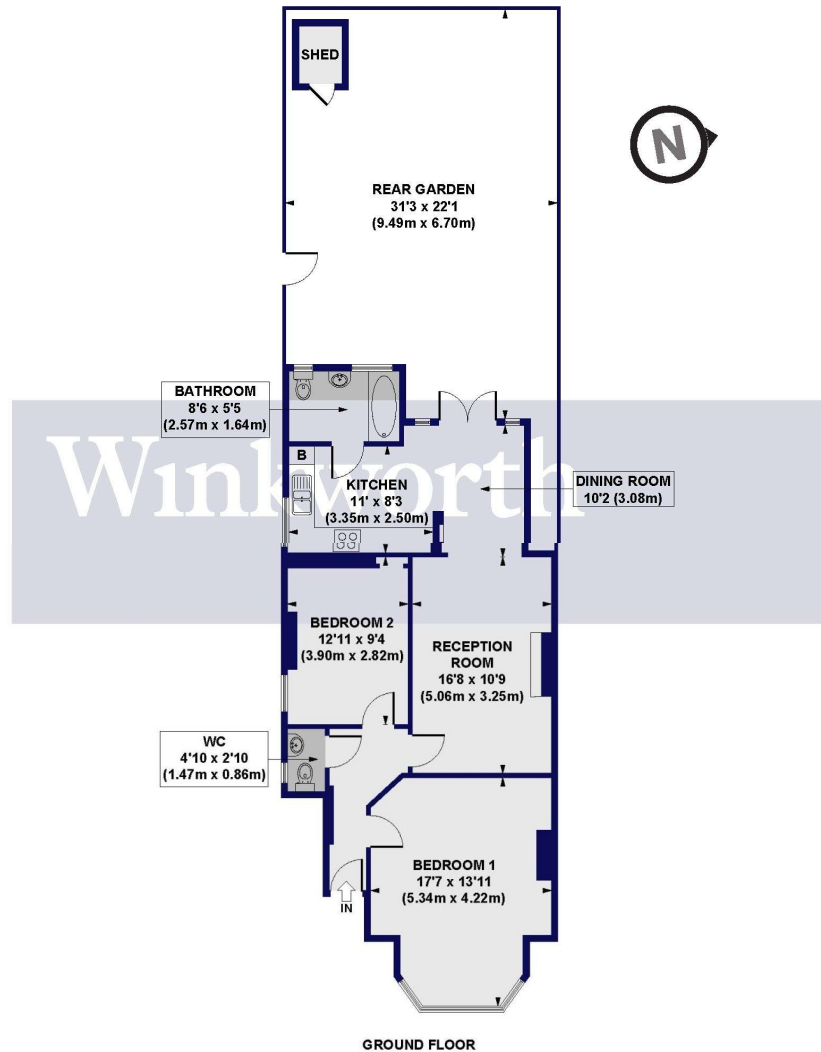




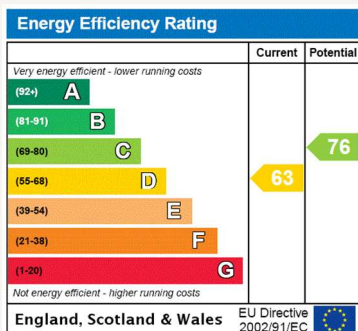
MATERIAL INFO

Tenure: Leasehold
Term: Circa 126 years remaining
Service Charge: £0
Ground Rent: £10.00 Annually (subject to increase)
Council Tax: London Borough of Enfield - Band D
EPC rating: D

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Approx. Gross Internal Floor Area 803 sq. ft / 74.59 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.



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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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