



WINDSOR ROAD, N13  
£550,000 SHARE OF FREEHOLD

A LIGHT AND SPACIOUS SPLIT-LEVEL CONVERSION  
WITH A PRIVATE REAR GARDEN AND A SHARE OF  
FREEHOLD.

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## DESCRIPTION:

A spacious and beautifully presented split-level period conversion located in the heart of Palmers Green, within easy reach of the overground station and a variety of local shops and amenities.

Offered for sale with a share of freehold, this superb home provides 1,168 sq. ft. (108.6 sq. m) of well-appointed accommodation set across the first and second floors.

The first floor features a long landing leading to an impressive 16'10 reception room with a high corniced ceiling, sash windows, and a cosy gas fireplace. This elegant space is ideal for relaxing, dining, and entertaining. The generously sized eat-in kitchen is fitted with a contemporary range of wall and base units, complemented by solid wood worktops. Also on this level are two bedrooms - one double, plus a modern fitted bathroom. A wide staircase leads up to a spacious principal bedroom, enhanced by bespoke fitted storage and a luxury en-suite shower room with underfloor heating.

Externally, the property enjoys a delightful private south-facing garden, accessed via a footpath and side gate - an inviting retreat, particularly in the warmer months.

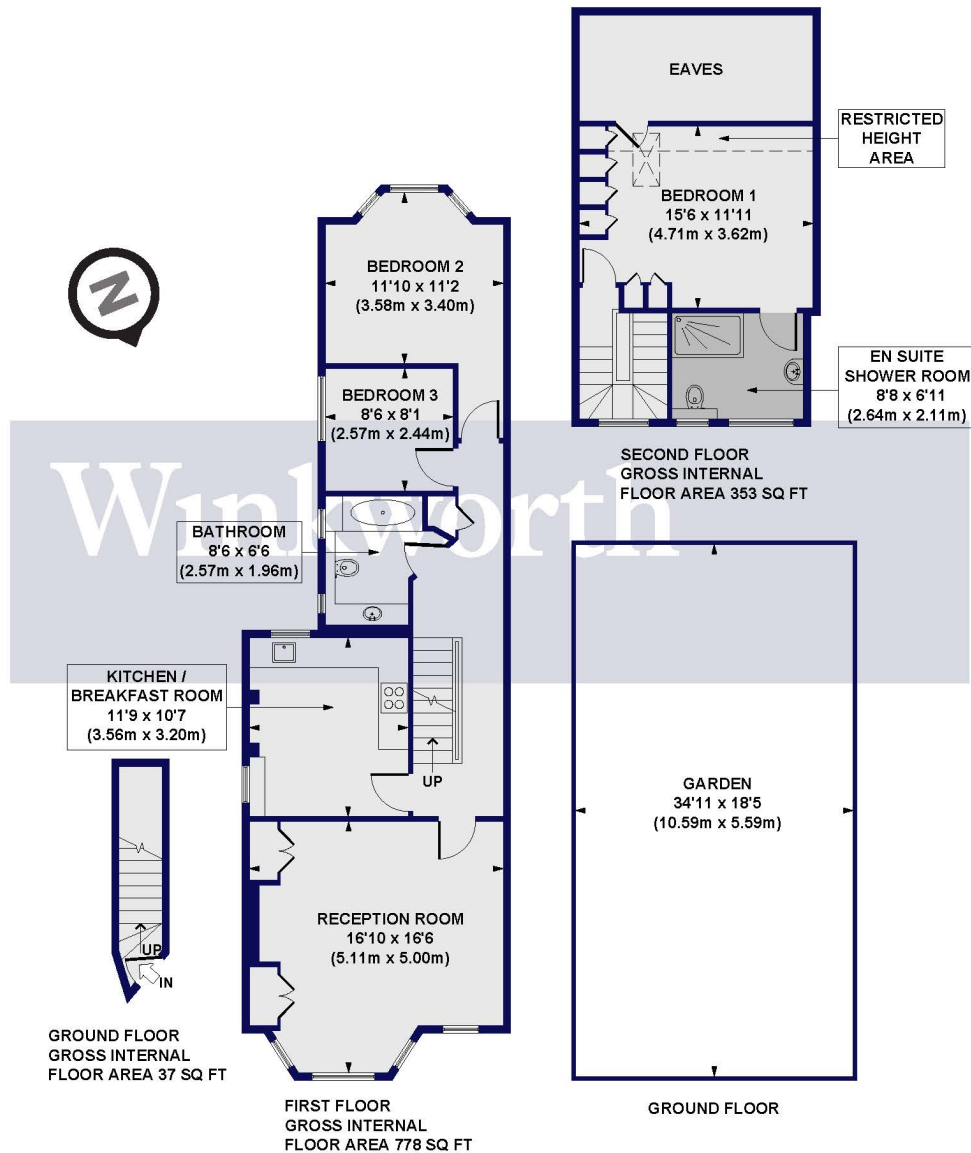
We highly recommend a viewing to fully appreciate the space, character, and quality this wonderful home has to offer.





## Windsor Road, N13

Approx. Gross Internal Floor Area 1168 sq. ft / 108.60 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 1032 sq. ft / 95.84 sq. m (Excluding Restricted Height Area & Eaves)



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of freehold

**Term:** Approximately 976 years remaining

**Service Charge:** £0

**Ground Rent:** £0

**Council Tax:** London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

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