



Avondale Road, N13

£375,000 *Share of Freehold*

A charming ground-floor garden flat with its own private entrance, in a sought-after location equidistant to Palmers Green and Winchmore Hill overground stations (with services to Moorgate via Finsbury Park), and within easy reach of the shops and cafés along nearby Green Lanes and Winchmore Hill Green.

KEY FEATURES



- Ground Floor Flat in a Sought-After Location
- Within Easy Reach of Palmers Green and Winchmore Hill Overground Stations to Moorgate, Local Shops and Cafés
- 676 Sq.ft of Accommodation with High Ceilings
- Two Double Bedrooms
- Private East-Facing Rear Garden
- Share of Freehold and an Underlying Lease Term of Circa 995 years



Palmers Green

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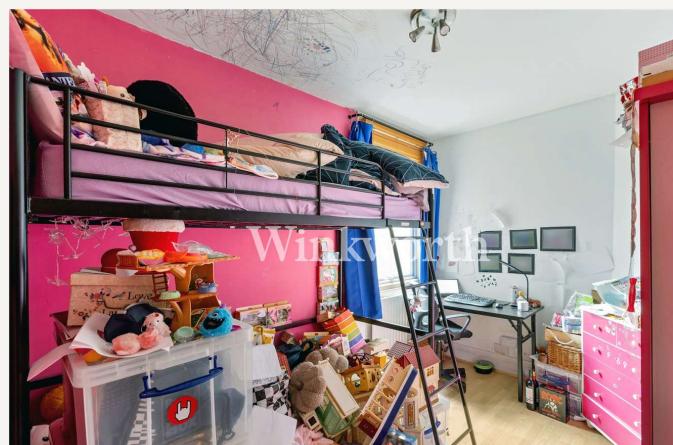
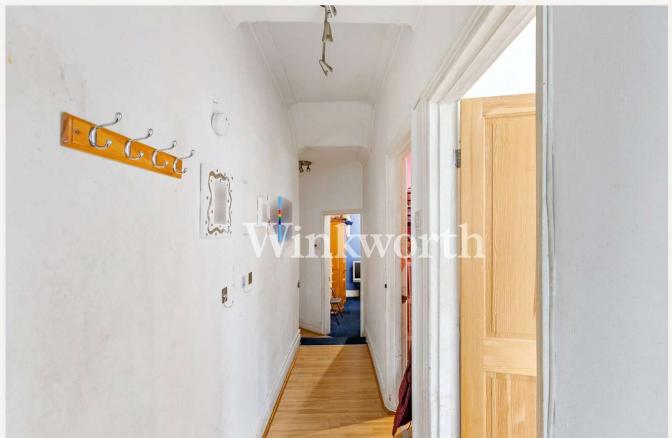
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Offered with a share of freehold and a long underlying lease term, the property benefits from 676 sq. ft of flexible accommodation. A long entrance hall with built-in storage provides access to all rooms. At the front of the flat is the living room, with two centrally located double bedrooms, a bathroom, and a kitchen to the rear with space for a breakfast table and a door providing direct access to a private rear garden. The low-maintenance rear garden extends to 31'5" in length and is east-facing - perfect for enjoying the morning sun.

The property could be ideal for a first-time buyer or a buy-to-let investor.

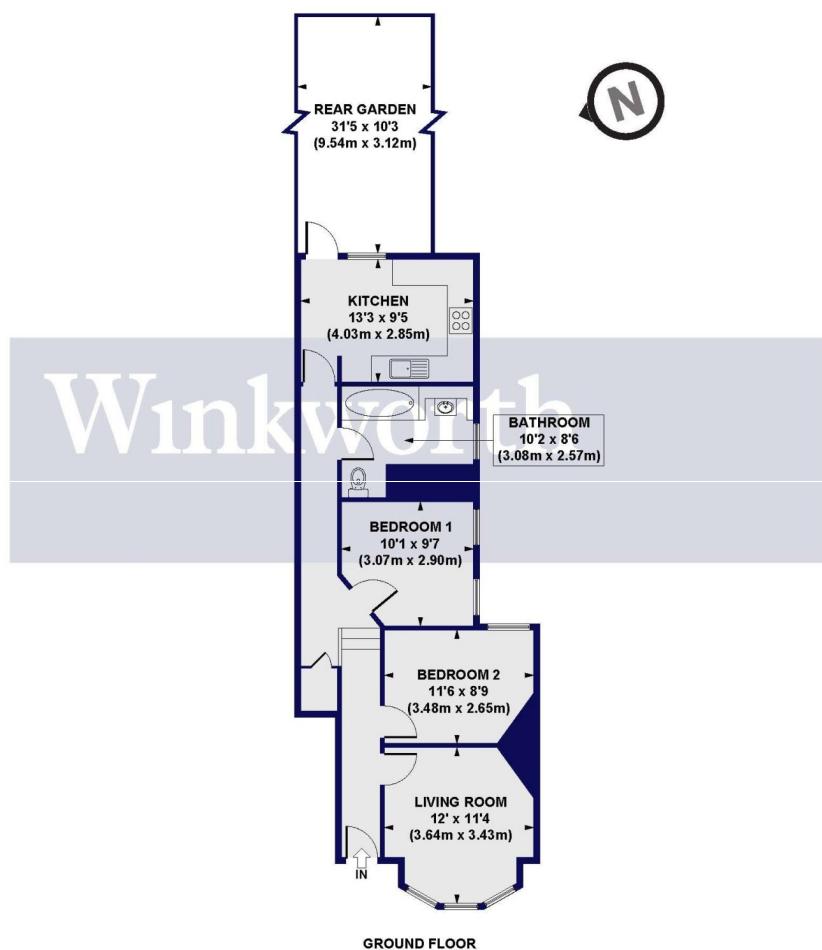




## MATERIAL INFO

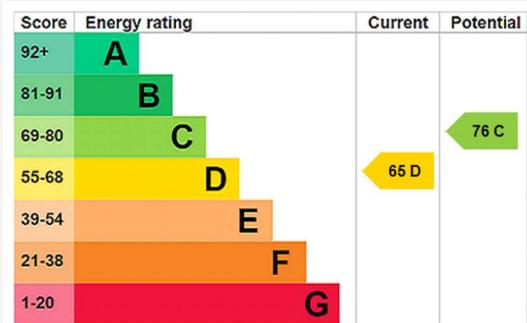
**Tenure:** Share of Freehold  
**Underlying Lease Term:** Circa 995 years remaining  
**Service Charge:** £0  
**Ground Rent:** £0  
**Council Tax:** London Borough of Enfield – Band C  
**EPC rating:** D

**Avondale Road, N13**  
Approx. Gross Internal Floor Area 676 sq. ft / 62.78 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.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN250243>

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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