



OSBORNE ROAD, N13
OFFERS OVER £400,000 LEASEHOLD

**SPACIOUS TWO-BEDROOM PERIOD FLAT WITH A
PRIVATE GARDEN IN PRIME LOCATION.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A spacious two-bedroom first-floor flat with a private garden, situated in a sought-after location within easy reach of Palmers Green overground station (with direct services to Moorgate via Finsbury Park) and shopping amenities on Green Lanes.

The property boasts a light-filled and contemporary interior with high ceilings throughout. The impressive open-plan living room and kitchen is fitted with stylish two-tone units and integrated appliances, while large south-facing sash windows draw in copious natural light, creating an ideal space for both entertaining and day-to-day living. Both bedrooms are generously proportioned doubles, positioned on either side of a well-appointed bathroom.

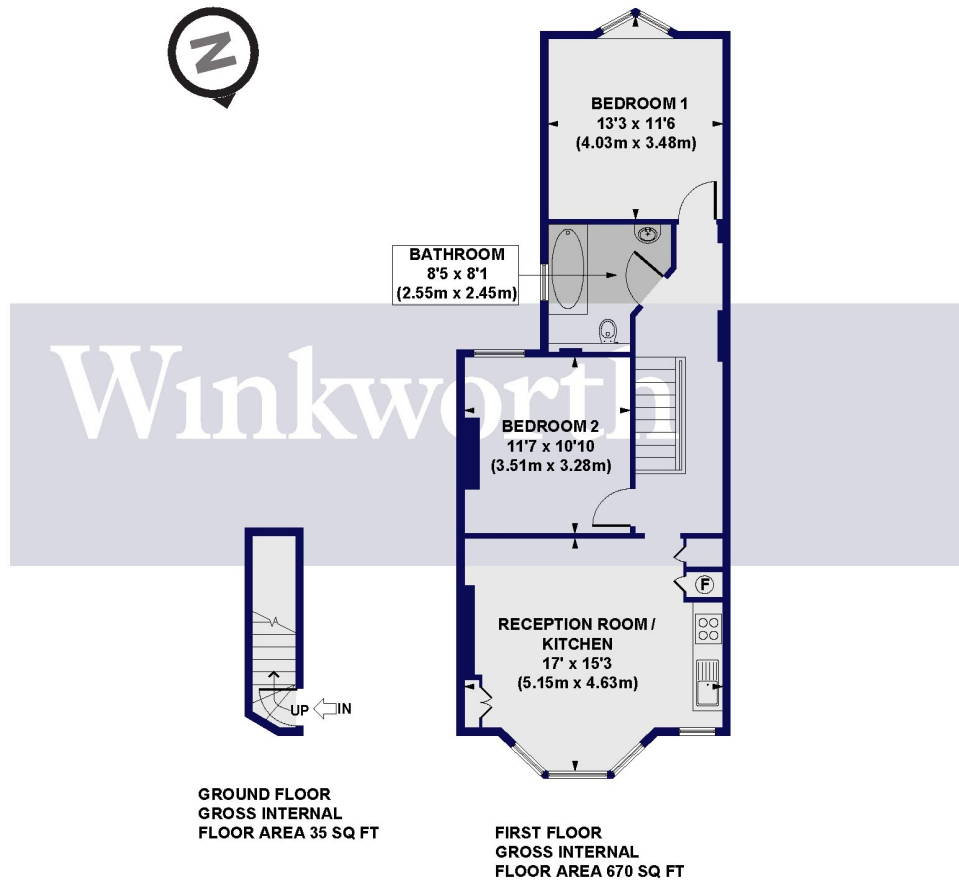
The private, south-facing garden, accessed via a side footpath, provides a valuable outdoor space particularly well-suited for the warm summer months.

The flat would make an ideal first-time purchase or buy-to-let investment. Offered for sale with a remaining lease term of approximately 144 years. We highly recommend a viewing to fully appreciate the light and space this lovely flat has to offer.

Note: The photos used in the listing were taken before the current occupants moved in and may not reflect the property's current presentation.



Osborne Road, N13
Approx. Gross Internal Floor Area 705 sq. ft / 65.49 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.

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.

Tenure: Leasehold

Lease Term: Approximately 144 years remaining

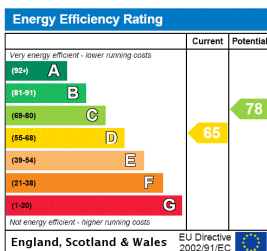
Service Charge: N/A

Ground Rent: Peppercorn

Council Tax: London Borough of Enfield Band C

Annual Buildings Insurance Premium: Currently £1,426

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



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