



**STONARD ROAD, N13**  
**£575,000 LEASEHOLD**

**AN IMPRESSIVE THREE-BEDROOM GARDEN FLAT IN A  
CONVENIENT LOCATION, BOASTING OVER 1,000 SQ.FT OF  
ACCOMMODATION WITH HIGH CEILINGS.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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### **DESCRIPTION:**

A rarely available three-bedroom ground floor flat located equidistant to Palmers Green and Winchmore Hill mainline stations to Moorgate, and within easy reach of excellent shopping amenities and bus links on nearby Green Lanes.

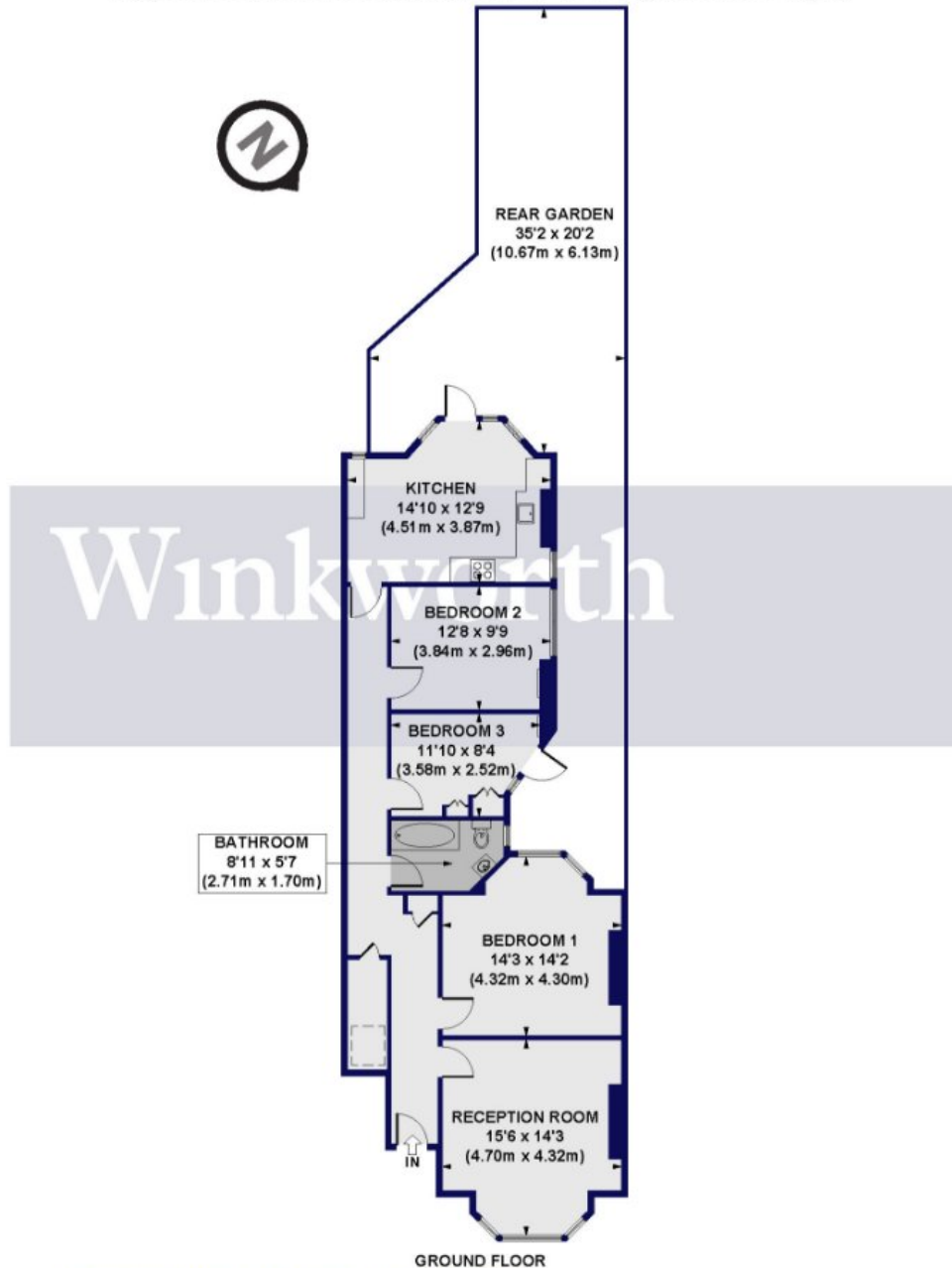
The property boasts 1,040 Sq.ft of well-appointed living accommodation retaining some character features including high ceilings and tessellated tiled flooring. You will find a long entrance hall with stripped wood doors leading to all rooms. At the front of the property is a spacious reception room with a period fireplace and bay window. At the rear of the property is a stunning eat-in kitchen with a granite worktop. A bay with a door at one end provides access to the rear garden while windows draw in ample natural light. The bedrooms are all well-proportioned, with one enjoying access to the garden via a stable door. The bathroom is fully tiled and benefits from a three-piece suite. Outside, the property enjoys a private 35'2 long south-west aspect rear garden, plus a generous side return providing some shade from the afternoon sun. There is also a front garden belonging to the property. We highly recommend a viewing to fully appreciate the light and space this fantastic flat has to offer.

- Tenure: Leasehold
- Lease Term: Approximately 931 years remaining (999 years from 24 June 1956)
- Ground Rent: Circa £10 Per Annum
- Service Charge: N/A
- Council Tax: London Borough of Enfield - Band D





**Stonard Road, N13**  
 Approx. Gross Internal Floor Area 1040 sq. ft / 96.59 sq. m



**GROUND FLOOR**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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