



## Kingsley Road, N13

£389,995 *Leasehold*

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- Well-Proportioned One-Bedroom Ground Floor Flat
- Chain-Free
- Requiring Modernisation and Offers Potential to Extend (subject to planning consent)
- Sought-After Location Close to Hazelwood Primary School and Easy Reach of Palmers Green Overground (to Moorgate via Finsbury Park) and Shops
- Spacious Reception Room with Feature Fireplace
- Dining Room
- Private 89' Long Rear Garden
- 125 Year Lease on Completion



**Palmers Green**

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

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A spacious garden flat arranged across the entire ground floor of an end-of-terrace Edwardian house located in a sought-after area close to Hazelwood Primary School, within easy reach of Palmers Green overground station and an excellent selection of cafés and restaurants along Green Lanes.

Offered for sale chain-free, the property benefits from flexible living accommodation and offers potential to extend (subject to planning and freeholder approval). The accommodation comprises a front reception room, a double bedroom, and a dining room which could be used as a reception room. You will also find a kitchen and a bathroom at the rear of the property. Some of the rooms feature stripped wood flooring, while the entrance hall benefits from original tessellated tiled flooring, adding charm and character to the property.

Externally, the property boasts a private rear garden extending just under 90 feet in length, with the added benefit of side access.

While the property requires modernisation, it offers excellent potential to personalise to one's own requirements.



MATERIAL INFORMATION

**Tenure:** Leasehold  
**Lease Term:** 125 years on completion  
**Service Charge:** £0  
**Ground Rent:** £100 Annually (doubling every 15 years to a maximum of £400 per annum)  
**Council Tax:** London Borough of Enfield - Band C  
**EPC rating:** D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		



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



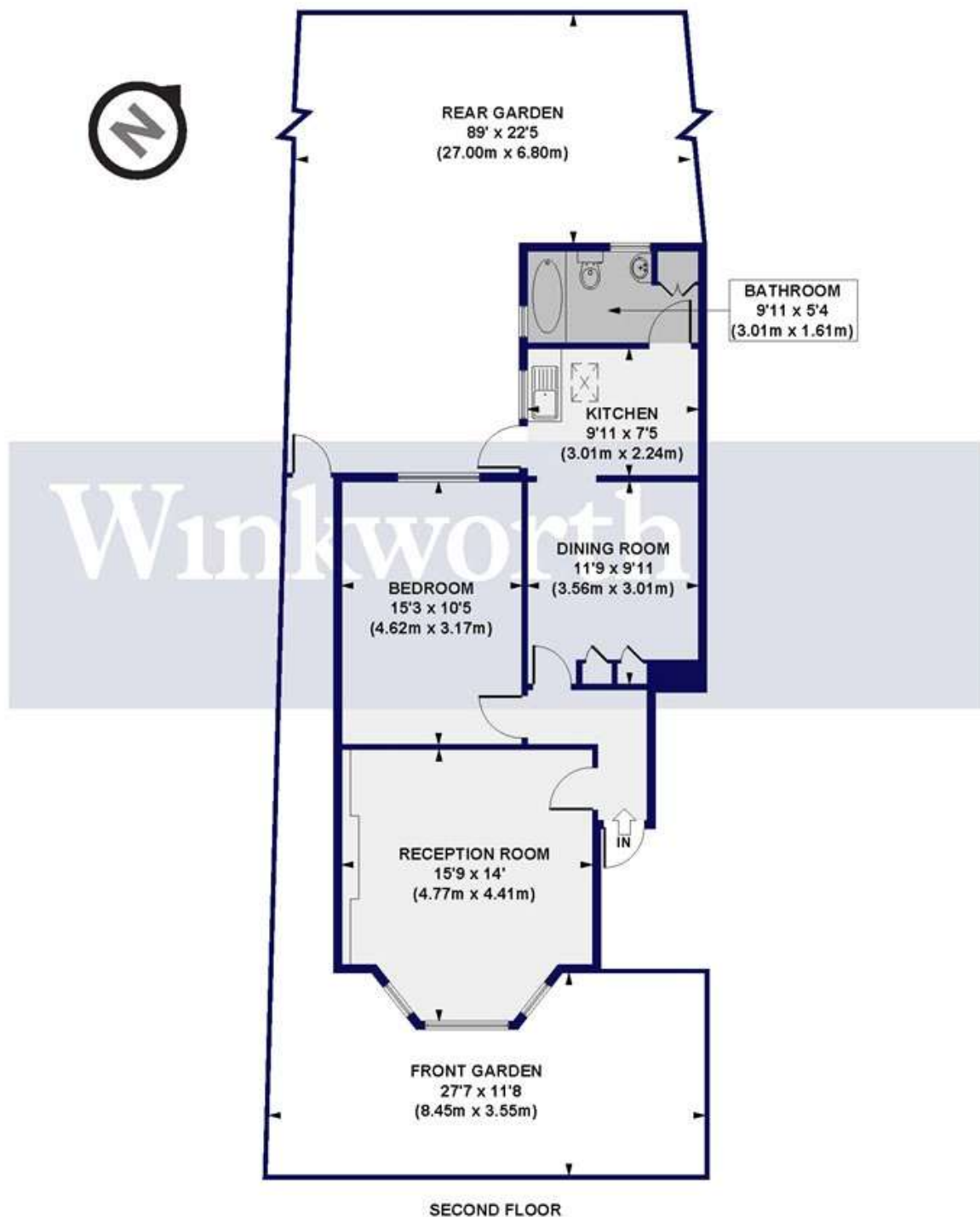
<https://www.winkworth.co.uk/sale/property/PGN260011>

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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Approx. Gross Internal Floor Area 657 sq. ft / 61.03 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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