



**PARK AVENUE, N13**  
**£385,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED GROUND FLOOR FLAT WITH A  
 PRIVATE REAR GARDEN, OFFERED WITH A SHARE OF FREEHOLD.**

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

**Winkworth**

for every step...

*[winkworth.co.uk](http://winkworth.co.uk)*





## DESCRIPTION:

A lovely garden flat with a share of freehold, arranged on the entire ground floor of a terraced Edwardian house in a sought-after location, within easy reach of Hazelwood Primary School and within easy reach of Palmers Green overground station (with services to Finsbury Park and Moorgate), Broomfield Park, and bus links to Wood Green and Enfield Town.

At the front of the flat, you will find a light and airy living room with a south-facing bay window and a gas fireplace. The centrally located kitchen/dining room is separated from the living room by double doors and features a range of contemporary units with integrated appliances and a block-wood worktop. The dining area also includes two fitted units built into the alcoves and a door provides access to the garden. The bathroom enjoys a white three-piece suite, and subway tiles. The generously sized double bedroom is located at the rear of the property and benefits from double doors opening onto a decked area – perfect for enjoying a morning coffee. From the deck, steps lead down to a long, spacious, low-maintenance rear garden. At the far end, there is a timber-clad office with full-length windows, ideal for those who wish to work from home in a peaceful, naturally lit setting. There is also a brick-built shed providing additional storage. The property is offered with a share of the freehold.

We highly recommend an internal viewing to fully appreciate the accommodation this property has to offer.



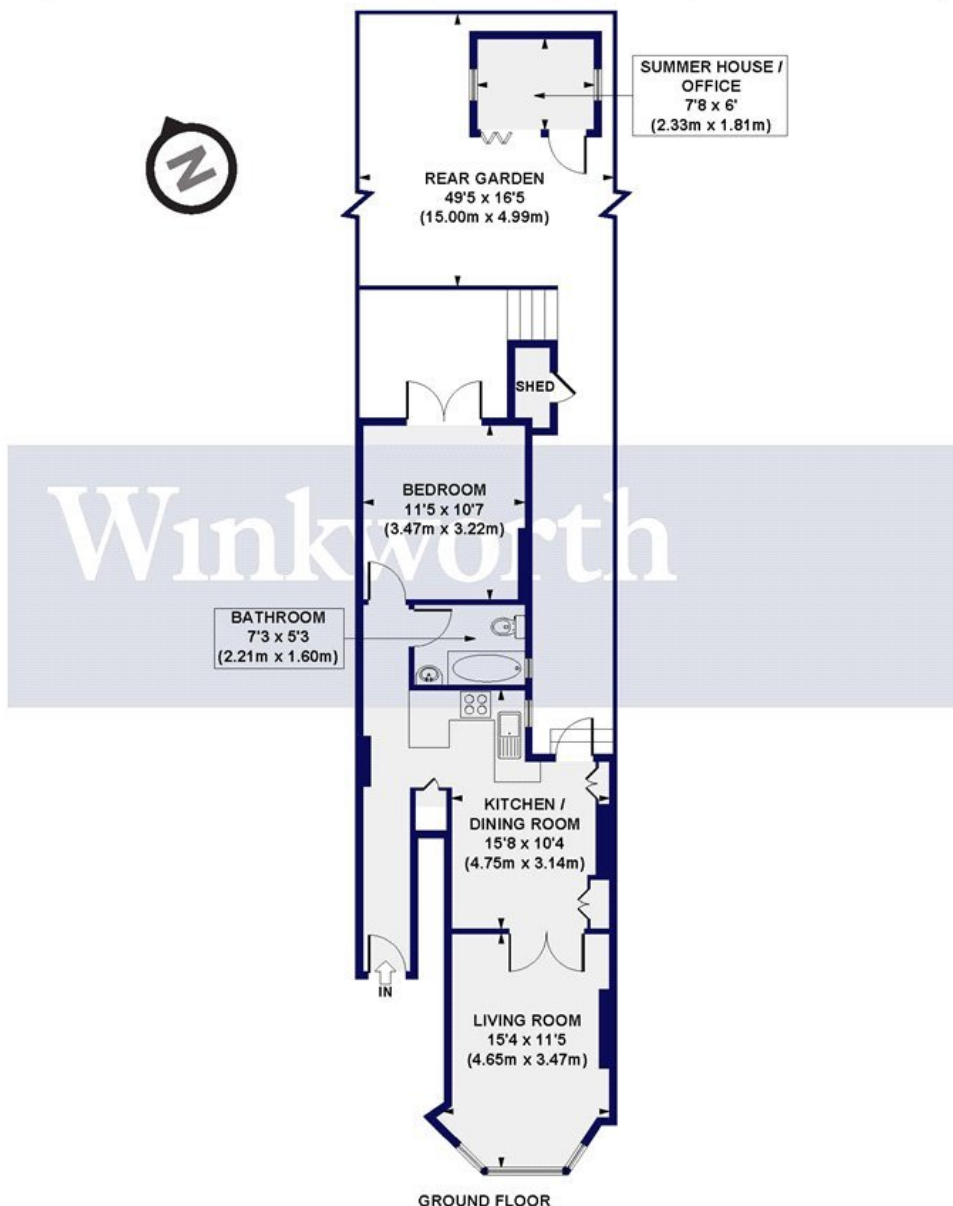




## Park Avenue, N13

Approx. Gross Internal Floor Area 597 sq. ft / 55.49 sq. m (Including Summer House & Office)

Approx. Gross Internal Floor Area 552 sq. ft / 51.27 sq. m (Excluding Summer House & Office)



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		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Underlying Lease Term:** Approximately 165 years remaining

**Service Charge:** Nil

**Ground Rent:** Nil

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

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

**Winkworth**

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

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.