



AMBERLEY ROAD, N13
£450,000 SHARE OF FREEHOLD

**A PERFECTLY PROPORTIONED EDWARDIAN CONVERSION WITH
 DIRECT ACCESS TO A REAR GARDEN. OFFERED FOR SALE CHAIN-
 FREE AND WITH A SHARE OF FREEHOLD.**

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

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DESCRIPTION:

A stunning one bedroom flat with direct access to a rear garden, arranged over the entire ground floor of a semi-detached Edwardian conversion. The property situated on a sought-after road equidistant to Palmers Green and Winchmore Hill mainline stations (to Moorgate) and Southgate tube (Piccadilly line). There are also a number of popular open spaces within easy reach, including Grovelands Park and Broomfield Park.

You will find just over 700 Sq.ft of light and airy living accommodation with high corniced ceilings, original wooden flooring, timber double glazed windows and a tessellated tiled entrance hall. An impressive reception room boasts a large round bay, a beautiful cast iron fireplace, bespoke shelving and storage built into the alcoves. There is also a large double bedroom with tall, fitted wardrobes and French doors leading out to a patio. The kitchen provides plenty of space to dine and benefits from a range of contemporary fitted units with a range of integrated appliances. At the end of the kitchen is a small hall and door leading to a bathroom. Externally the property enjoys a well-maintained rear garden and a front garden. There is also a gate which is shared by the first floor flat providing access to their respective gardens. Offered for sale chain-free and with a share of freehold.

AT A GLANCE:

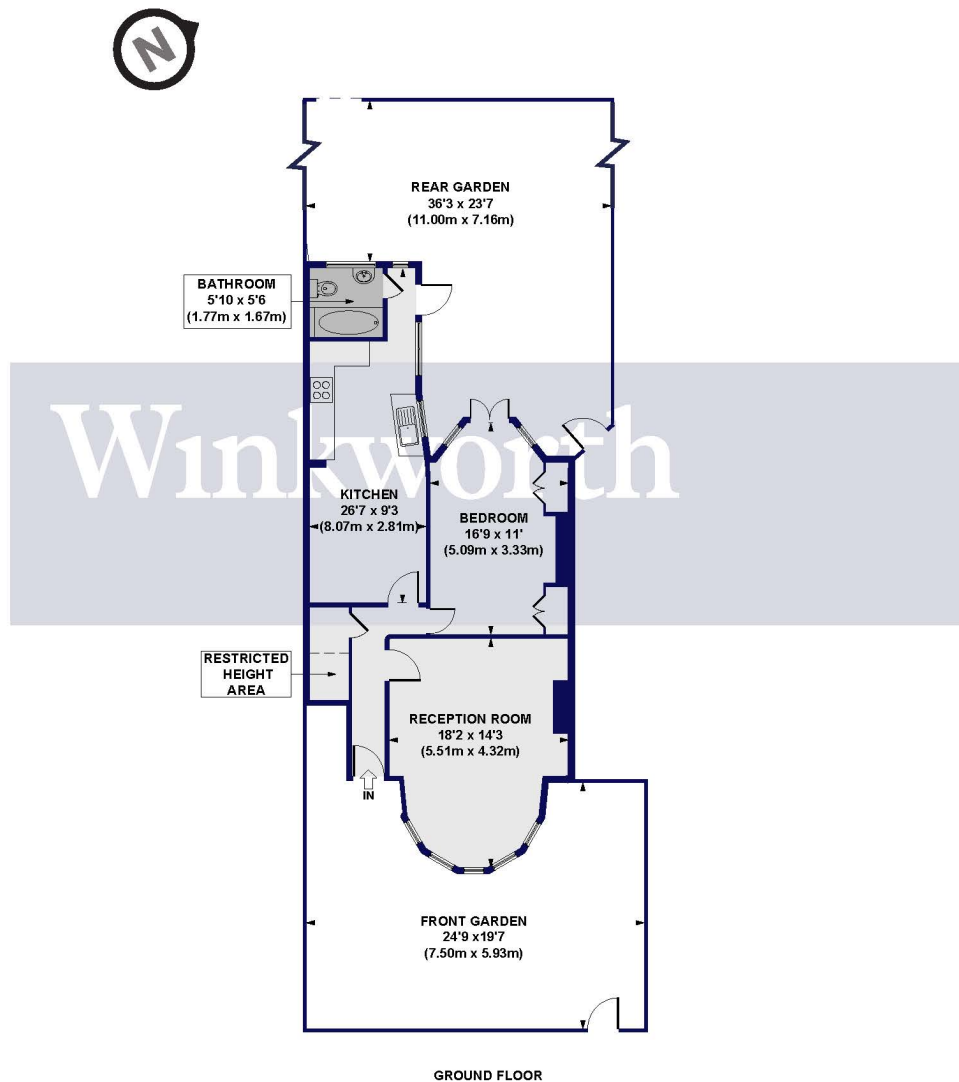
- Spacious Ground Floor Flat
- Sought-After Location on the borders of Winchmore Hill and Southgate
- Easy Reach of Transport Links and Parks
- Direct Access to a Rear Garden
- Chain-Free
- High Ceilings and Plenty of Built-in Storage
- Impressive Reception Room
- Kitchen/Diner
- Large Double Bedroom
- Share of Freehold





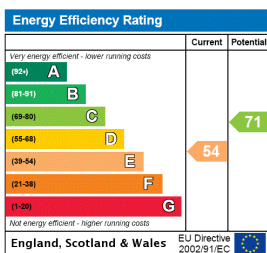
Amberley Road, N13

Approx. Gross Internal Floor Area 702 sq. ft / 65.24 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.



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