



## Caversham Avenue, N13

OFFERS OVER £400,000 *Freehold*



A spacious ground-floor garden flat located in the heart of Palmers Green and within easy reach of the overground station to Moorgate (via Finsbury Park), as well as local shops and restaurants along Green Lanes and Aldermans Hill.

The property is offered chain-free and includes the entire freehold. It boasts just over 890 sq. ft. of well-proportioned living accommodation, featuring high ceilings and excellent potential to extend (subject to planning consent). The flexible layout comprises an impressive front reception room with a bay window and a generous double bedroom to the rear -both rooms are interchangeable to suit personal preference. You will also find a spacious eat-in kitchen and a bathroom, separated by a lobby which could potentially be used as a laundry area. A conservatory provides a pleasant space to enjoy views of the garden throughout the year.



**Palmers Green**

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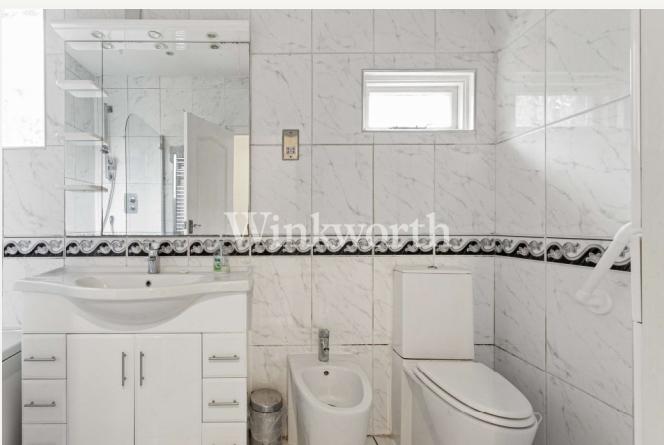


Externally, the property benefits from a westerly-facing rear garden extending to just under 40 feet in length, with the added advantage of side access. There is also a driveway to the front of the property.

There is a small plot of land shown on the Land Registry title plan, belonging to the property, which we are advised is currently rented to a utility company. This plot is located to the rear of the garden of the first-floor flat. Additional information is awaited from the seller's solicitor.

While the property requires some modernisation, it offers excellent potential to personalise in this highly sought-after location.





## MATERIAL INFO

**Tenure:** Freehold

**Underlying Lease Term:** Circa 48 years remaining

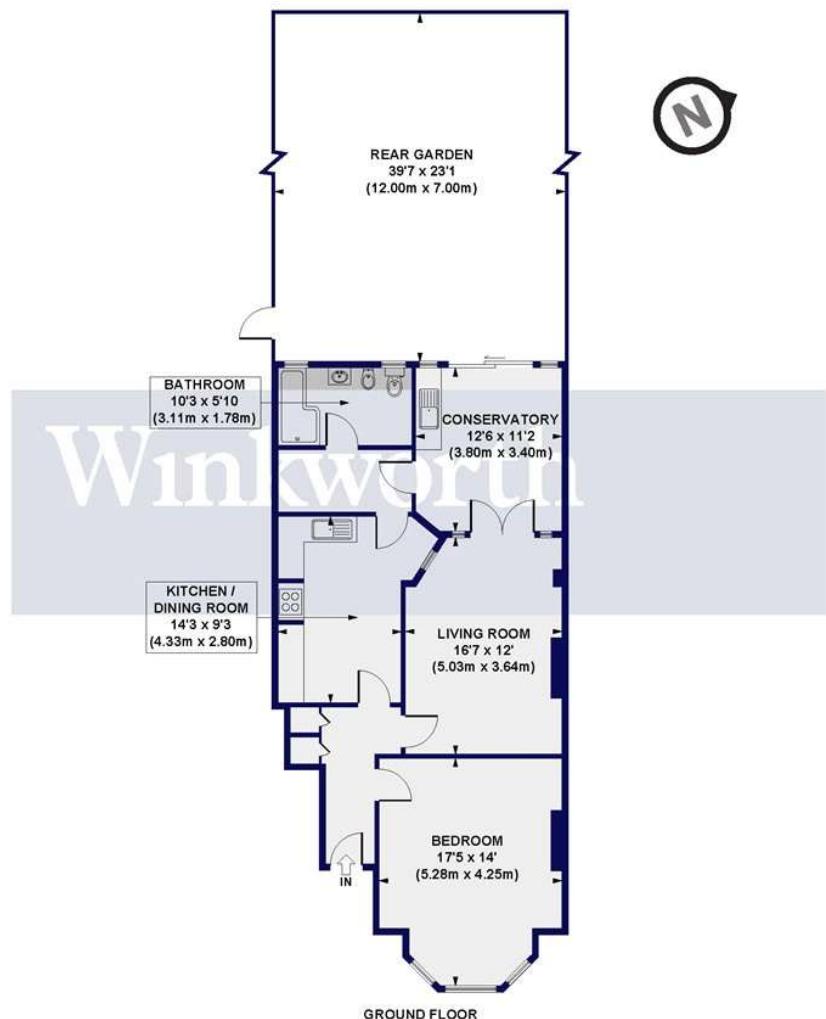
**Service Charge:** £0

**Ground Rent:** £0

**Council Tax:** London Borough of Enfield Band D

**EPC rating:** To follow

**Caversham Avenue N13**  
Approx. Gross Internal Floor Area 892 sq. ft / 82.85 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.

**EPC to follow**

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



<https://www.winkworth.co.uk/sale/property/PGN240178>

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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