



PRINCES AVENUE, N13  
**£620,000 FREEHOLD**

**A LOVELY THREE BEDROOM HOUSE IN A CONVENIENT LOCATION OFFERING LIGHT AND SPACIOUS ACCOMMODATION ARRANGED ON THREE FLOORS, PLUS A SOUTH-FACING REAR GARDEN.**

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## DESCRIPTION:

A light and spacious three-double-bedroom terraced house enviably located just a short stroll from a bus service to Wood Green tube station (Piccadilly Line) and half a mile from Palmers Green mainline BR station (with direct trains to Moorgate via Finsbury Park), plus a wealth of shopping amenities found along nearby Green Lanes.

The property offers just over 1160 sq. ft. of accommodation arranged on three floors. The ground floor boasts an impressive 25'2" living room, providing ample space to relax and dine. The room features a high ceiling, stripped wood flooring, and a wood burner at one end. The 15'11" kitchen is fitted with a range of contemporary-style units, offering plenty of storage and workspace. The first-floor benefits from two generously sized bedrooms - one of which enjoys a dressing area and a window seat. There is also an attractive family bathroom with a freestanding roll top bath. The loft has been converted into an impressive principal bedroom with a spacious en-suite shower room, as well as ample eaves storage. Outside, the property enjoys a delightful south-facing rear garden extending just over 50' in length, along with a paved front garden.

We highly recommend a viewing to fully appreciate the space and character this lovely property offers.

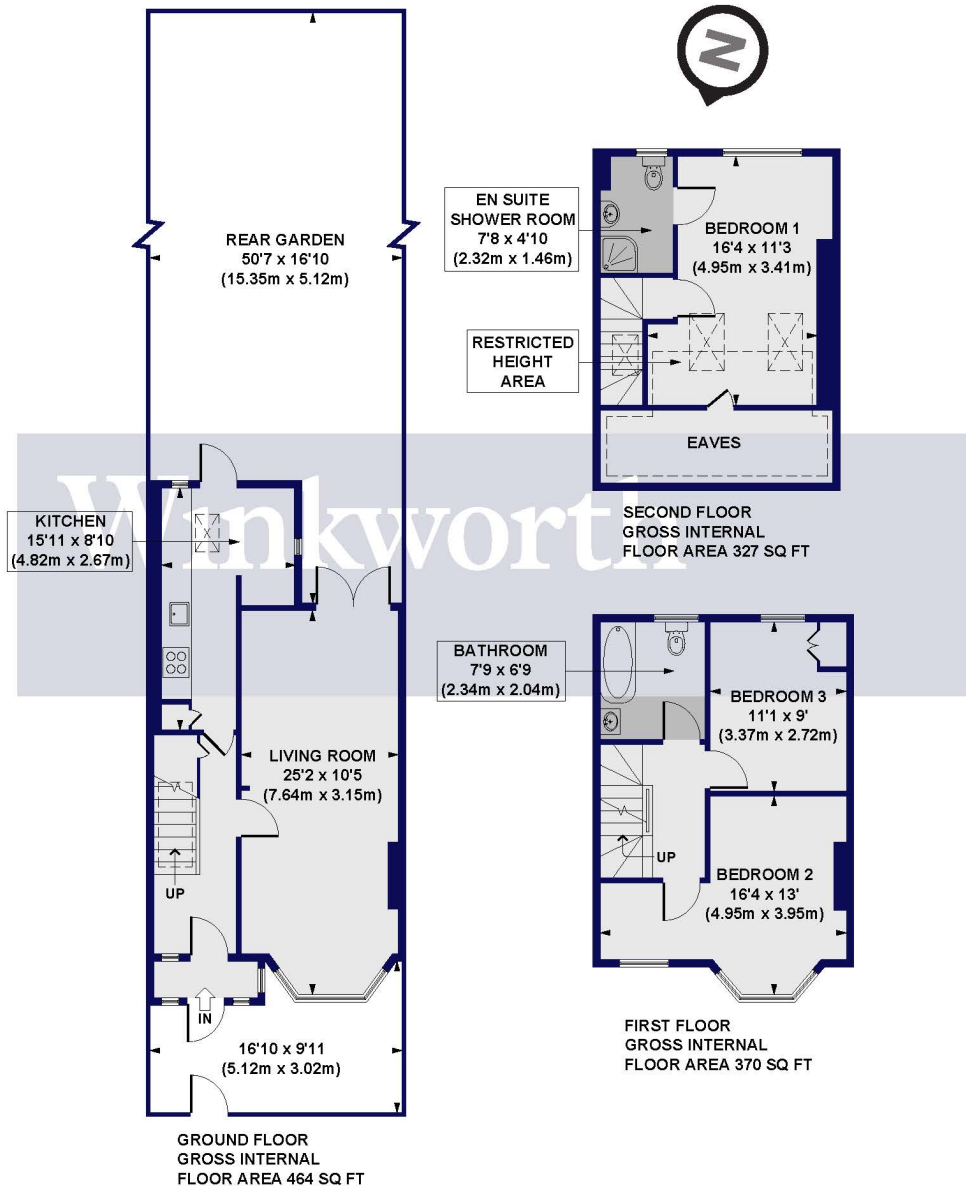




## Princes Avenue, N13

Approx. Gross Internal Floor Area 1161 sq. ft / 107.88 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1039 sq. ft / 96.52 sq. m (Excluding Restricted Height Area & Eaves)



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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

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

All information shown was correct at the time of listing.

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