



THE GROVE, N13 OFFERS OVER £300,000 LEASEHOLD

DESCRIPTION:

A light and airy flat set on the first floor of an Edwardian conversion conveniently located in the heart of Palmers Green, moments from the mainline station to Moorgate, Broomfield Park and shopping amenities along Green nearby Green Lanes. You will find a spacious reception room with bay windows, a separate kitchen, a generously sized double bedroom, modern bathroom and built-in storage. The property is ideal for a first-time buyer or a buy-to-let investor. There is also the option to purchase a parking space at an additional cost of £15,000. Offered for sale chain-free and a new 125 year lease on completion.

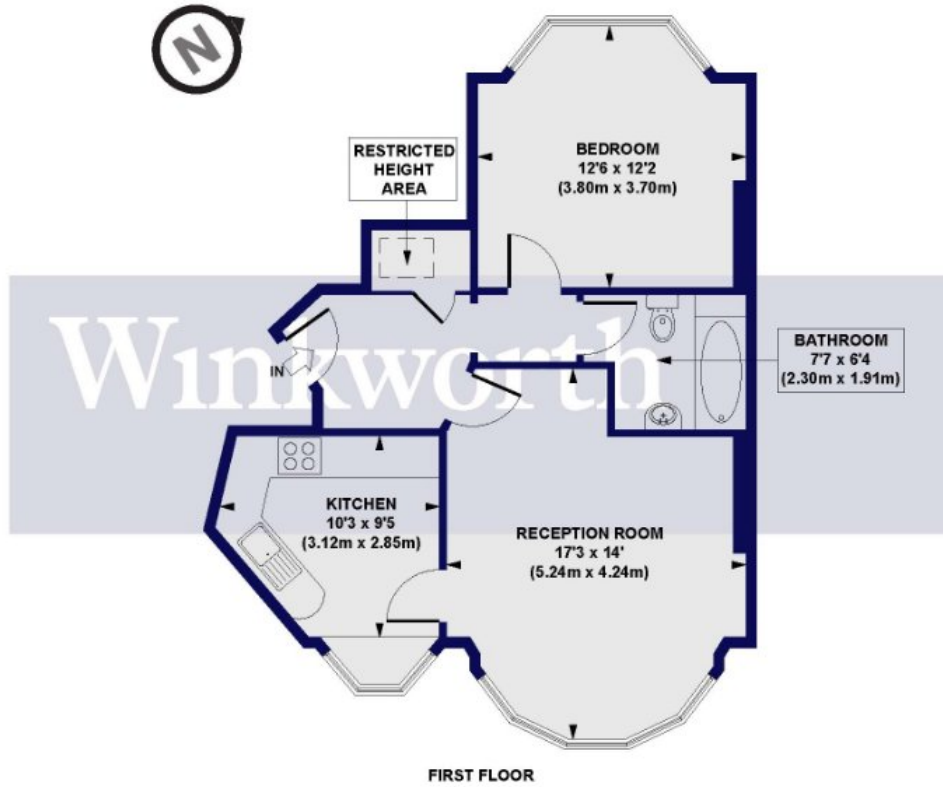
Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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The Grove, N13

Approx. Gross Internal Floor Area 556 sq. ft / 51.70 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 542 sq. ft / 50.34 sq. m (Excluding Restricted Height Area)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78
EU Directive 2002/91/EC			

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