



PARK AVENUE, N13
£525,000 SHARE OF FREEHOLD

A LOVELY GARDEN FLAT IN A SOUGHT-AFTER LOCATION, IN EASY REACH OF HAZELWOOD PRIMARY SCHOOL, SHOPS, AND PUBLIC TRANSPORT LINKS. OFFERED FOR SALE CHAIN-FREE AND WITH A SHARE OF FREEHOLD.

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DESCRIPTION:

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

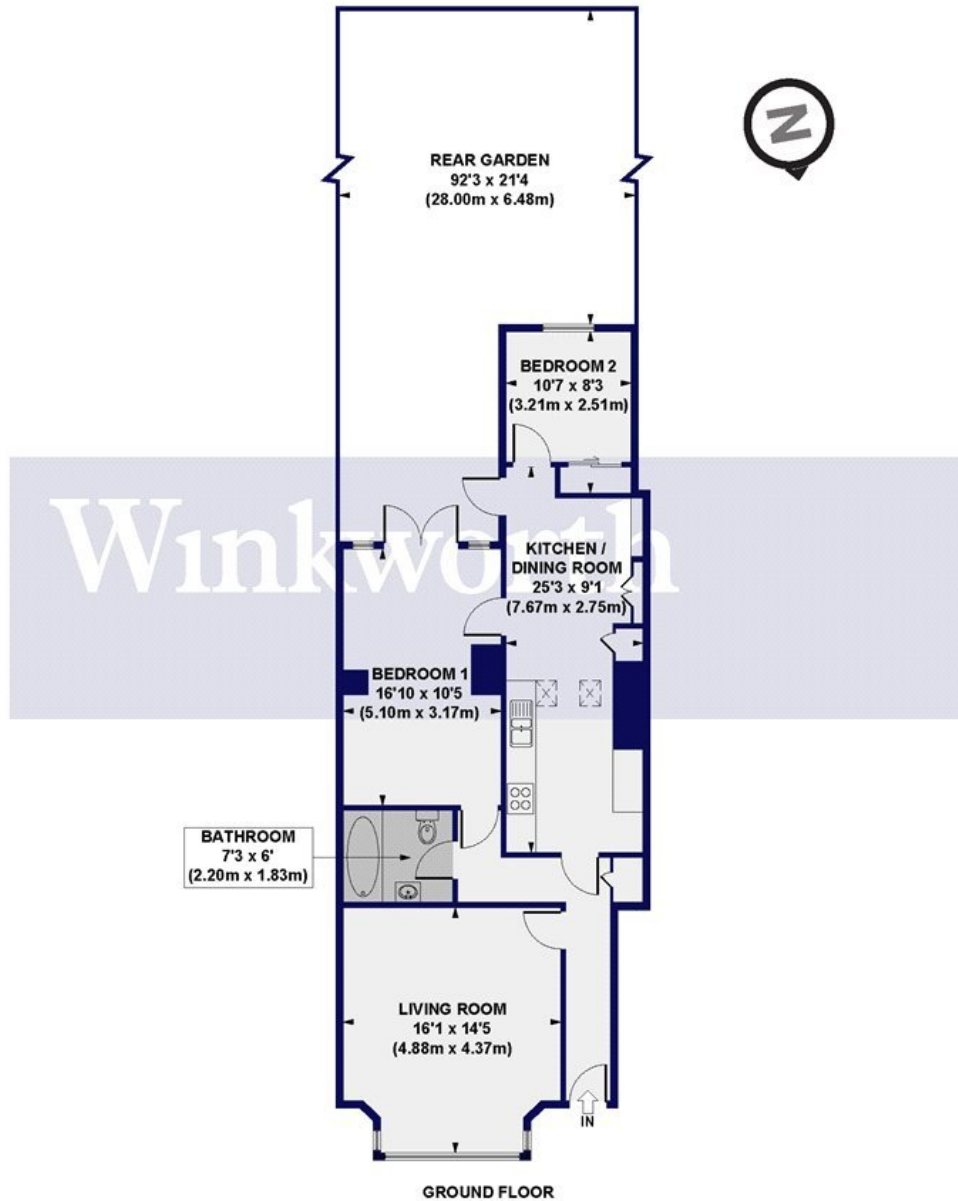
The property benefits from just under 840 Sq.ft of modern living accommodation. You will find a generously sized living room with a high ceiling and a box bay with tall windows and fitted shutters. The 25'3 long kitchen/dining room enjoys a range of modern, two-tone wall and base units and a separate dining area. The main bedroom can be accessed from the entrance hall and the dining room offering the potential to utilise the room as a reception room. The second bedroom is located at the rear of the flat and is separated by the living room via a small lobby. The bathroom is also accessed via the entrance hall. Outside, the property boasts sole use of a 92'3 long rear long south-facing rear garden, rare for flat of this type.

We highly recommend a viewing to appreciate the space this lovely flat has to offer.





Park Avenue, N13
Approx. Gross Internal Floor Area 837 sq. ft / 77.79 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold

Underlying Lease Term: Approx.. 993 years remaining

Service Charge: N/A

Ground Rent: N/A

Council Tax: London Borough of Enfield – Band C

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

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