



**SPENCER AVENUE, N13**  
**OFFERS OVER £400,000 FREEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT IN A CONVENIENT LOCATION, WITH A PRIVATE REAR GARDEN AND OFF-STREET PARKING. OFFERED WITH A SHARE OF FREEHOLD AND NO ONWARD CHAIN.**

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## DESCRIPTION:

A generously proportioned garden flat occupying the entire ground floor of a period house in a convenient location, within easy reach of excellent shopping amenities on Green Lanes, and transport links, including Palmers Green and Bowes Park BR stations (to Moorgate), Arnos Grove tube station (Piccadilly Line), and bus services to Wood Green shopping centre and tube station.

Offered for sale with no onward chain, the property benefits from 740 sq. ft. of light and airy living accommodation with high ceilings, featuring a 23'8" open-plan kitchen/reception room with dual-aspect windows and a door providing access to a patio. There are also two double bedrooms and a shower room. The flat further benefits from access to a private 56' rear garden, plus a patio - ideal for enjoying during the summer months. To the front of the house is a driveway providing off-street parking.

We highly recommend a viewing to fully appreciate the space and potential this lovely flat provides. The property is offered with a share of freehold and an underlying lease of 189 years on completion.

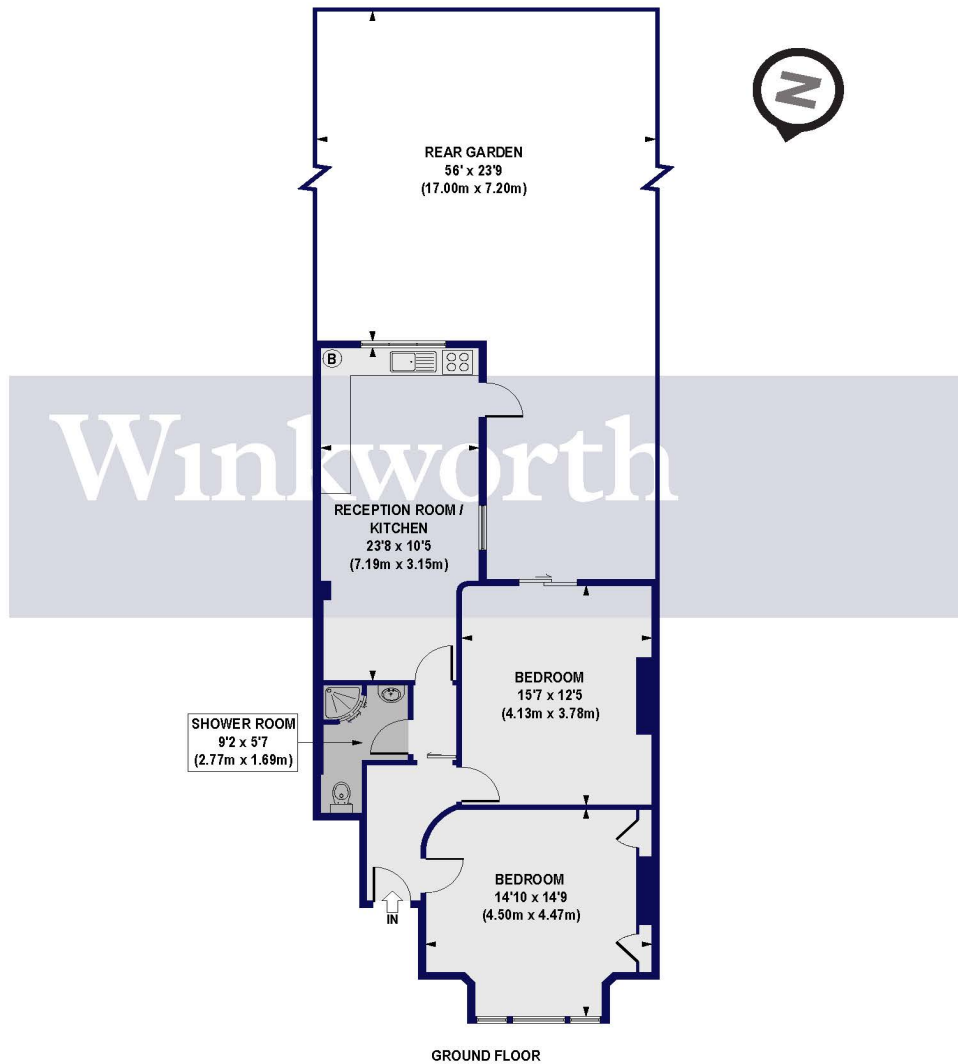








**Spencer Avenue, N13**  
**Approx. Gross Internal Floor Area 740 sq. ft / 68.72 sq. m**



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** New 189 Year Underlying Lease on Completion

**Service Charge:** N/A

**Ground Rent:** N/A

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

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

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