



ULLESWATER ROAD, N14
OFFERS OVER £425,000 LEASEHOLD

**SPACIOUS GROUND FLOOR GARDEN FLAT IN
 A DESIRABLE CONSERVATION AREA.**

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

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DESCRIPTION:

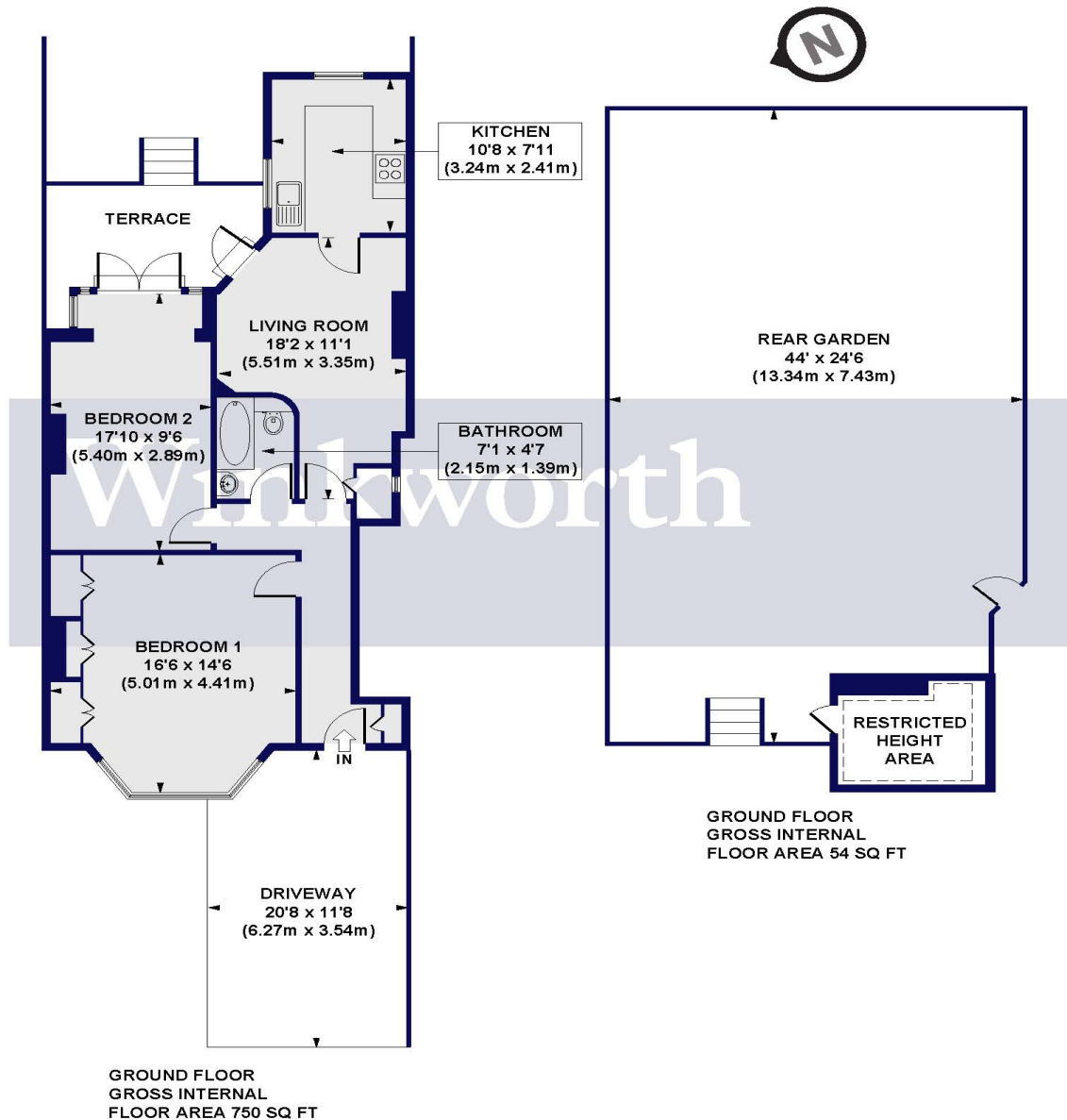
A spacious ground-floor garden flat situated in the desirable 'Lakes' conservation area, a short stroll from Broomfield Park and within easy reach of Palmers Green Overground Station (to Moorgate via Finsbury Park). You will also find an excellent selection of restaurants and cafés along nearby Aldermans Hill. The property is offered for sale chain-free, with a private parking space and a new 999-year lease to be granted on completion.

The flat offers 750 sq.ft of flexible accommodation with scope to reconfigure and/or extend (subject to planning permission and landlord's consent). A centrally located reception room leads into the kitchen, while there are two generously sized double bedrooms, one with direct access onto a patio. There is also a bathroom. Outside, the property benefits from direct access to a private section of the rear garden with useful side access, as well as a private parking space forming half of the driveway. We highly recommend a viewing to fully appreciate the space and potential this property offers.



Ulleswater Road, N14

Approx. Gross Internal Floor Area 804 sq. ft / 74.67 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 750 sq. ft / 69.69 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: New 999 year lease granted on completion

Service Charge: £0

Ground Rent: Peppercorn

Council Tax: London Borough of Enfield – Band C

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

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