



FARNDAL AVENUE, N13
£285,000 LEASEHOLD

A LOVELY FIRST-FLOOR MAISONETTE IN A CUL-DE-SAC LOCATION, WITH A MODERN INTERIOR, WELL-PROPORTIONED ACCOMMODATION, AND PRIVATE FRONT AND REAR GARDENS.

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DESCRIPTION:

A beautifully presented first-floor ex-local authority maisonette, ideal for first-time buyers and buy-to-let investors, situated in a popular cul-de-sac within easy reach of shops and bus links, as well as open-spaces.

The property benefits from both front and rear gardens and has been modernised throughout to offer light and airy accommodation. You will find an open-plan kitchen/diner and living area, a generously sized bedroom with a built-in wardrobe, a study, and a modern bathroom. There is also an entrance hall with a useful storage area, oak wood flooring, double glazing, and underfloor heating throughout. Moving outside, the rear garden is accessed via a footpath to the side of the building and offers a template for an incoming buyer to design to their own requirements. Additional features include double glazing and underfloor heating. We highly recommend viewing to fully appreciate this lovely property.

Farndale Avenue is a popular residential turning, well placed for public transport links, including Palmers Green overground station and a bus service to Southgate tube station. You will also find a wide selection of shopping amenities located on nearby Green Lanes and Winchmore Hill Broadway.

Tenure: Leasehold

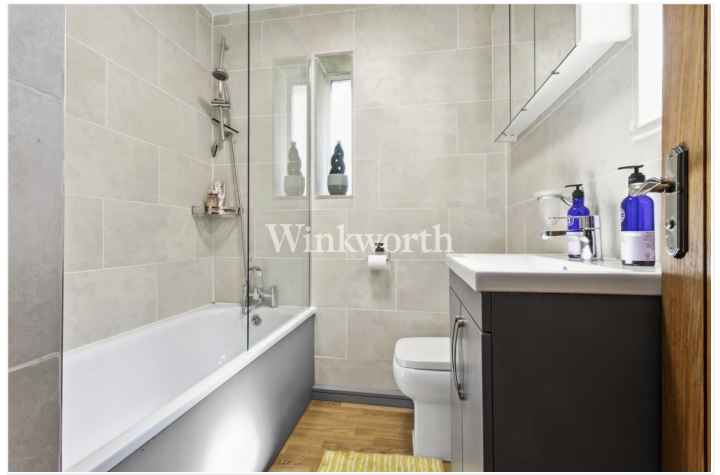
Term: Circa 87 years remaining (125 years from 1st April 1988)

Service Charge: £941 per annum

Ground Rent: £162.24 per annum (subject to increase in April 2026)

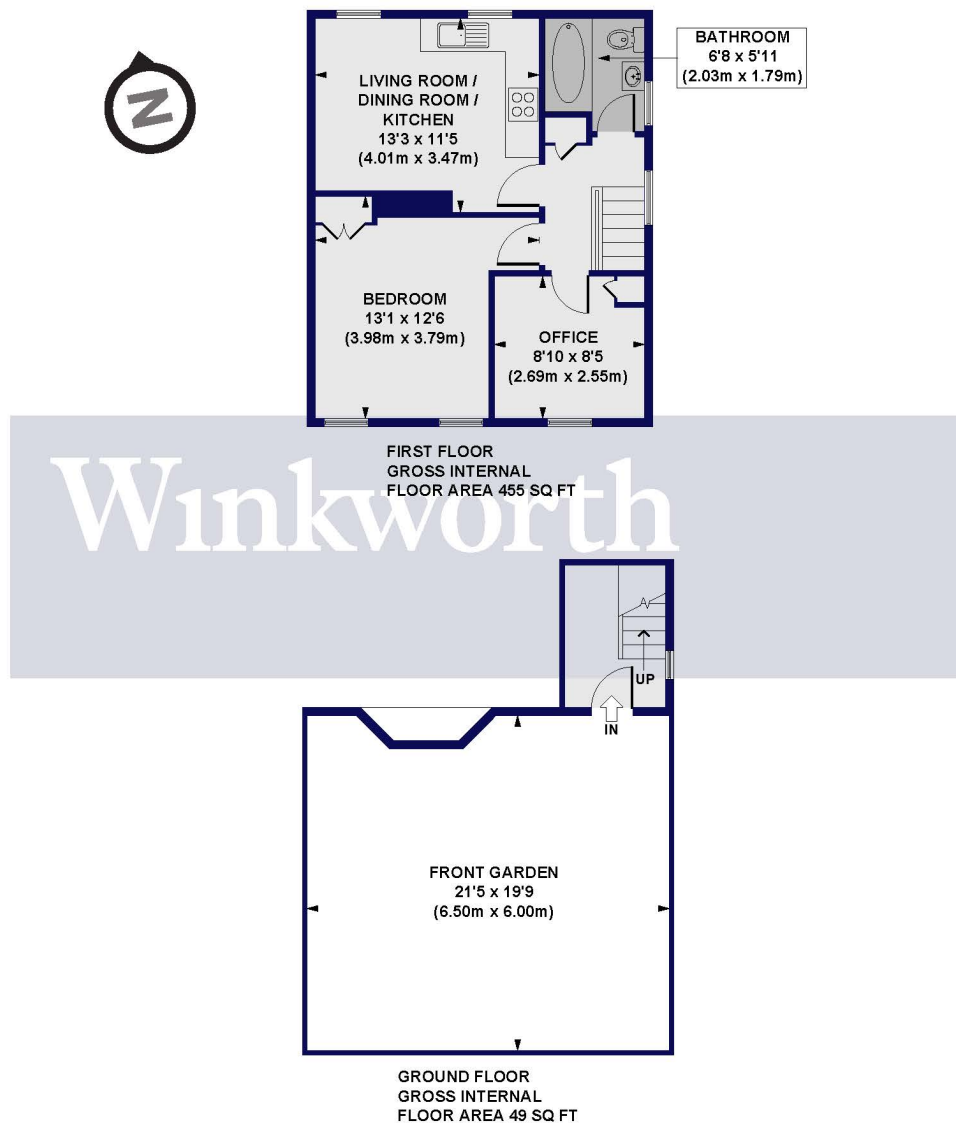
Council Tax: London Borough of Enfield – Band C

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



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Approx. Gross Internal Floor Area 504 sq. ft / 46.88 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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