



**WESTMINSTER DRIVE, N13**  
**OFFERS OVER £750,000 FREEHOLD**

**A MODERN TOWNHOUSE BOASTING LIGHT AND SPACIOUS  
 ACCOMMODATION ARRANGED ON THREE FLOORS. IN EASY  
 REACH OF TRAIN AND TUBE LINKS, AS WELL AS OPEN-SPACES.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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## DESCRIPTION:

A generously proportioned five-bedroom end-of-terrace townhouse, situated on a private cul-de-sac and ideally located for Palmers Green overground station (serving Moorgate via Finsbury Park), Bounds Green tube station (Piccadilly Line), and the open green spaces of Broomfield Park and Arnos Park.

Offered to the market chain-free, the property boasts over 1,560 sq. ft of flexible living space arranged across three floors. The ground floor has been stylishly reconfigured to create an impressive open-plan layout, incorporating a spacious L-shaped fitted kitchen with an extensive range of wall and base units, a dining area, and lounge. A WC is conveniently positioned off the rear inner hallway. The first floor hosts a generous reception room accessed via double doors, two well-sized bedrooms, and a modern shower room. On the second floor, there is a spacious principal bedroom with en-suite, two further bedrooms, and a contemporary family bathroom.

Outside, the property benefits from a south-facing rear garden extending approximately 62'7", and a double driveway to the front.

A private gated footbridge provides a shortcut to Broomfield Park, Palmers Green station, and the amenities of Green Lanes. An annual management fee applies for the upkeep of the communal areas (£187.76 for 2024).

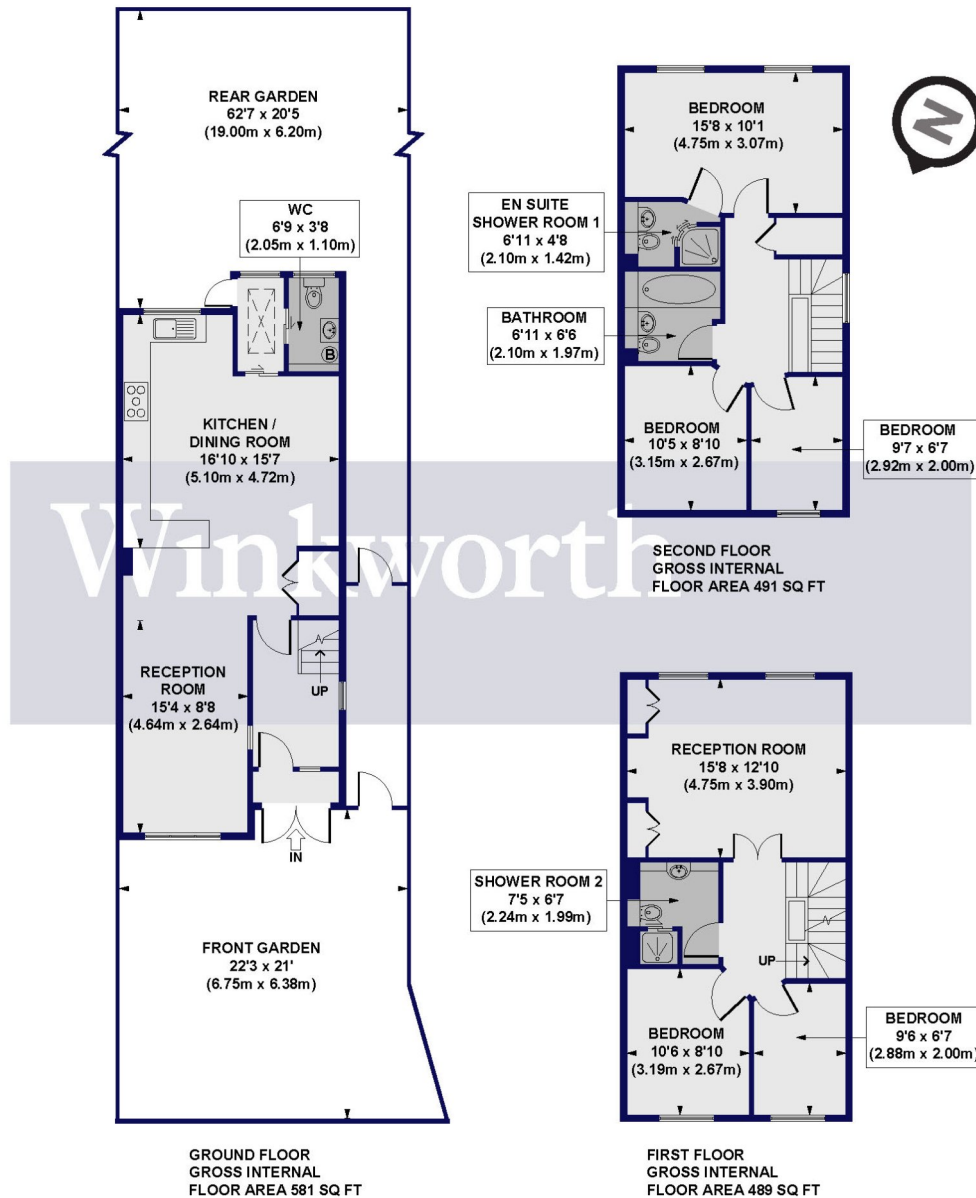
We highly recommend arranging a viewing to fully appreciate the generous space this superb property has to offer.





## Westminster Drive, N13

Approx. Gross Internal Floor Area 1561 sq. ft / 145.05 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	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Service Charge:** £187.76 per annum (2024)

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

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

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