



THE GROVE, N13
£425,000 LEASEHOLD

A LOVELY ONE-BEDROOM GARDEN FLAT IN A GREAT LOCATION BOASTING A LONG PRIVATE REAR GARDEN WITH AN OUTBUILDING/STUDIO.

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DESCRIPTION:

A superb one-bedroom garden flat, occupying the entire ground floor of a terraced Edwardian house, situated in a desirable residential location within easy reach of Palmers Green rail station (to Moorgate), St. Anne's Secondary School for girls, and Hazelwood Primary School. You will also find an excellent selection of cafes and restaurants along Green Lanes and opposite Broomfield Park on Aldermans Hill.

The property features a spacious reception room with a striking panel ceiling, a wide round bay window, a character cast-iron fireplace, stripped wood flooring, and ample space for a dining table. Moving towards the rear of the flat is a well-appointed kitchen, and a contemporary-style bathroom at one end, separated by an inner hall. The generously sized bedroom enjoys two fitted wardrobes, French doors that open onto the patio, and stripped wood flooring.

Outside, the private west-facing rear garden extends approximately 70' in length and is mainly laid to lawn. At the end of the garden, a superb custom-built 'Mokki' outbuilding/studio provides an ideal space for those wishing to work from home. To fully appreciate the charm and functionality of this lovely property, we strongly recommend an internal viewing.

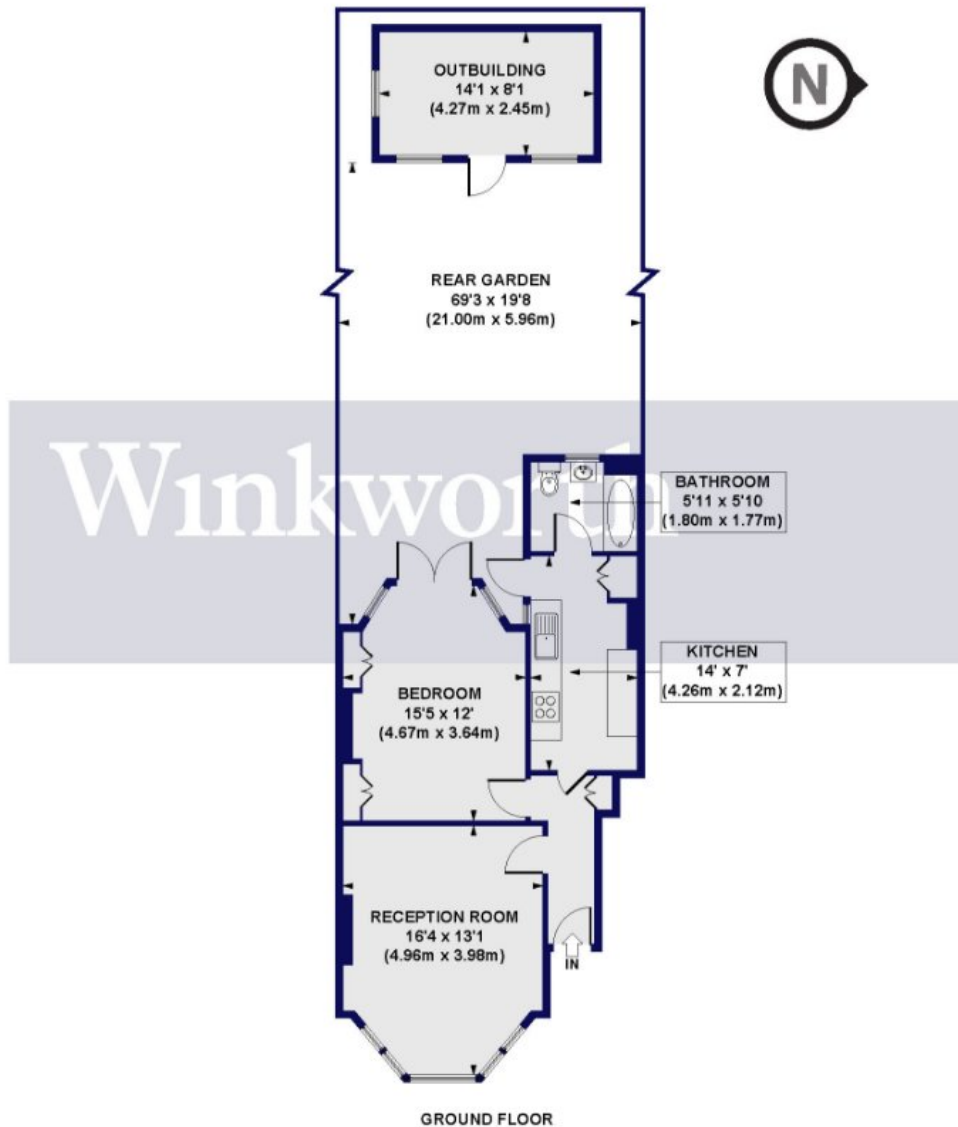
- Tenure: Leasehold
- Lease Term: Circa 113 years remaining (125 years from June 2012)
- Service Charge: N/A
- Ground Rent: £80 Per Annum
- Council Tax: London Borough of Enfield - Band C



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Approx. Gross Internal Floor Area 666 sq. ft / 61.87 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 553 sq. ft / 51.41 sq. m (Excluding Outbuilding)



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.

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