

Upsdell Avenue, Palmers Green, N13

Ideal investment opportunity or a very spacious, converted maisonette for a large growing family. This first floor maisonette is currently laid out 3 bedrooms but the vendors are selling it with a current planning permission for a loft conversion that will give enormous scope for letting out.



Price - £465,000 - Leasehold

- * *LOUNGE 17'7 x 11'3*
- * *KITCHEN 12'0 x 9'6*
- * *DOUBE GLAZING*
- * *GAS CENTRAL HEATING*
- * *CHAIN FREE*
- * *BEDROOM 1 13'10 x 10'6*
- * *BEDROOM 2 15'10 x 9'6*
- * *BEDROOM 3 10'10 x 7'1*
- * *ALLOCATED PARKING*
- * *NEW LEASE*

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

UPVC double glazed own front door and carpeted stairs leading to:-

FIRST FLOOR LANDING Laminated flooring, access to own large loft space.

LOUNGE 17'7 x 11'3 Large UPVC double glazed bay window to front, laminated flooring, double radiator, fireplace, coved ceiling and picture rail.

BEDROOM 1 13'10 x 10'6 UPVC double glazed bay window to rear aspect, radiator below, laminated flooring, coved ceiling and picture rail.

BEDROOM 2 15'10 x 9'6 Coved ceiling, UPVC double glazed window to front, further double glazed flank window.

BEDROOM 3 10'7 x 7'1 Laminated flooring, small bay window with UPVC double glazing, coved ceiling and picture rail.

KITCHEN / BREAKFAST ROOM 12'0 x 9'6 Amply fitted kitchen with wall and base units, new wall mounted 'Vokera' gas central heating combination boiler, built-in electric oven and inset four burner halogen hob having stainless steel hood above, fridge/freezer recess, breakfast area, UPVC double glazed window to rear, laminated flooring.

EXTERIOR Allocated off street parking for one car.

BATHROOM/ WC Fully tiled suite comprising of; panel enclosed bath, with mixer taps and shower attachment, frosted double glazed window.

SEPERATE WC Low flush WC.

To date we await verification but are informed by the vendor that:

The length of the lease was **125 years** with an unexpired term of

The Ground rent is

and the maintenance last year was

Should you proceed to purchase please confer with your solicitors.

Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



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