

## Wentworth Gardens, Palmers Green, N13

*This totally modernised ground floor flat with a new lease, parking space and a large reception is situated in a quiet cul-de-sac just off Green Lanes and within walking distance of Palmers Green multiple shopping and transport facilities as well as the rail station.*



**Price £430,000 - Leasehold**

- \* OPEN LOUNGE / DINER 24'6 x 15'0
- \* MODERN BATHROOM / WC
- \* UPVC DOUBLE GLAZING
- \* VIDEO ENTRY PHONE
- \* OWN PARKING SPACE
- \* OWN REAR GARDEN
- \* MASTER BEDROOM 14'7 x 11'1
- \* BEDROOM 2 18'9 x 8'3
- \* EN-SUITE SHOWER / WC
- \* GAS CENTRAL HEATING
- \* LAMINATED FLOORING
- \* 999 YEARS LEASE

17A Wentorth Gardens, Palmers Green, London, N13 5SW

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

LOUNGE 17'10 x 12'4 BLAH

KITCHEN 10'7 x 9'10 BLAH

BEDROOM 1 16'0 x 10'0 BLAH

BEDROOM 2 13'2 x 9'3 BLAH

BEDROOM 2 13'2 x 9'3 BLAH

BATHROOM / WC BLAH

PARKING SPACE

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

The length of the lease was ..... 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.



VIEWING STRICTLY BY APPOINTMENT THROUGH:  
BROOMFIELD ESTATES  
22 ALDERMANS HILL  
LONDON N13 4PN



OPENING TIMES: MONDAY-FRIDAY 9.00AM - 6.00PM SATURDAY 9.30AM – 1.00PM



