

**Caversham Avenue, Palmers Green, N13**

*A first floor older style 2 bedroom converted flat situated in a highly convenient location just off Fox Lane close to Green Lanes multiple shopping and transport facilities as well as Palmers Green Rail station. Chain free and a new 125 years Lease.*



**Price: £449,950 - Leasehold**

*(New Lease)*

- \* LOUNGE 15'6 x 12'5
- \* FITTED KITCHEN 12'2 x
- \* FAMILY BATHROOM
- \* SEPARATE W.C.
- \* ALLOCATED PARKING
- \* BEDROOM 1 16'5 x 11'0
- \* BEDROOM 2 12'0 x 7'2
- \* UPVC DOUBLE GLAZING
- \* GAS CENTRAL HEATING
- \* CHAIN FREE

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**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :**

***Communal entrance hallway with own front door leading to:-***

**FIRST FLOOR LANDING** Carpeted staircase, fitted carpet, wall mounted central heating thermostat, built-in airing cupboard housing lagged copper cylinder with immersion heater, double radiator, picture and dado rails, access to **large loft space**.

**LOUNGE 15'6 x 12'5** UPVC double glazed, bay window to front, coved ceiling, fitted carpet, radiator.

**BEDROOM 1 16'5 x 11'0** UPVC double glazed window to rear aspect with panoramic views of gardens, coved ceiling, picture rail, original fireplace with tiled inserts, radiator, fitted carpet.

**BEDROOM 2 12'0 x 7'2** UPVC double glazed window to front, fitted carpet, radiator, coved ceiling, picture rail, telephone point.

**FITTED KITCHEN 12'2 x 8'11** Fitted kitchen with wall and base units, ample worktops, inset stainless steel sink unit with mixer taps, plumbed for automatic washing machine and dishwasher, electric cooker point, concealed wall mounted gas central heating boiler, UPVC double glazed windows overlooking gardens.

**FAMILY BATHROOM** Spacious bathroom comprising of panel enclosed bath with mixer taps and shower attachment, matching pedestal wash and basin with mixer tap and low flush w.c., frosted double glazed window.

**SEPARATE W.C.** Low flush w.c., frosted dark glazed window.

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

*We understand from our Vendor that a new lease of 125 years will be provided.*

*The Ground rent is .....*

***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**



