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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016

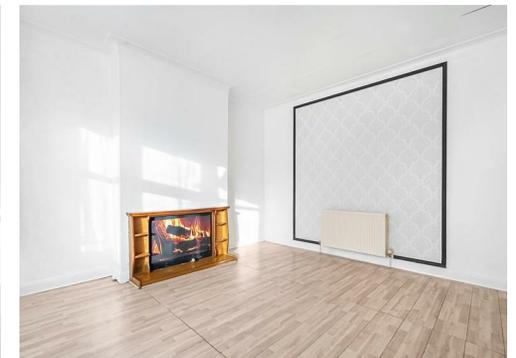


PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

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Connaught Gardens, London N13

£1,550 FOR SALE

Flat - Garden

1 bed 1 sofa 1 bath



Connaught Gardens, London N13 £1,550 Per

Description

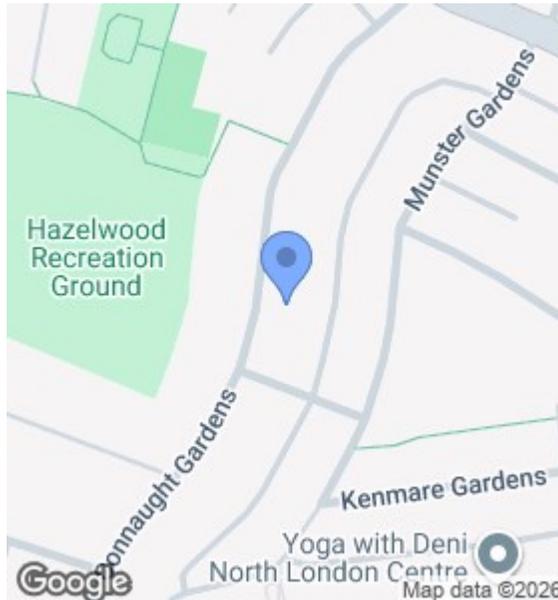
A well-presented and generously proportioned one-bedroom ground floor flat, ideally situated within a short walk of Palmers Green High Street and Palmers Green mainline station, offering excellent local amenities and transport links.

The property boasts a spacious reception room, a well-sized double bedroom, a contemporary fitted kitchen, and a modern bathroom suite. A particular highlight is the large private rear garden with patio area, ideal for outdoor entertaining and relaxation.

Further benefits include non-restricted residential parking and a full-size garage, providing excellent additional storage space.

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Enfield
Local Authority	C
Council Tax	

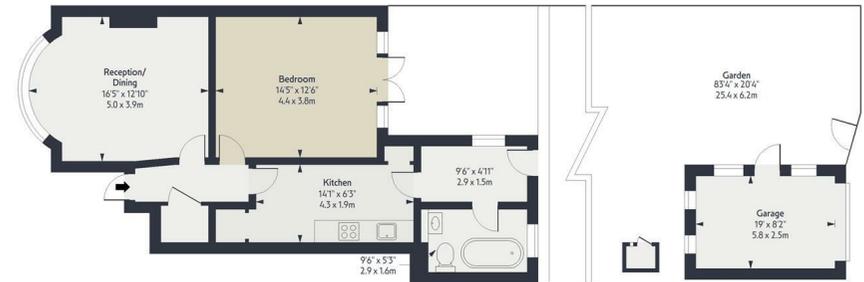


Floorplan

Connaught Gardens N13

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M
Approx. Gross Garage Area 102 Sq Ft - 9.48 Sq M

 Philip Alexander



Ground floor
Floor Area 668 Sq Ft - 62.06 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.