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**Connaught Gardens, London N13**

**£1,550** FOR SALE

Flat - Garden

1 1 1



# 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

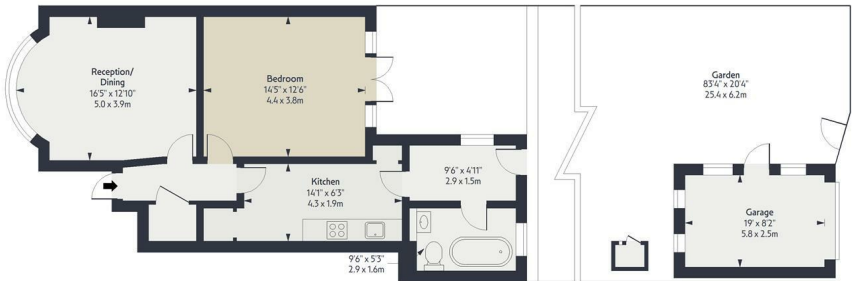
|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Enfield         |
| Local Authority | C               |
| Council Tax     |               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



## Floorplan

### Connaught Gardens N13

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M  
Approx. Gross Garage Area 102 Sq Ft - 9.46 Sq M



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                                   |                         |           |
| (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.