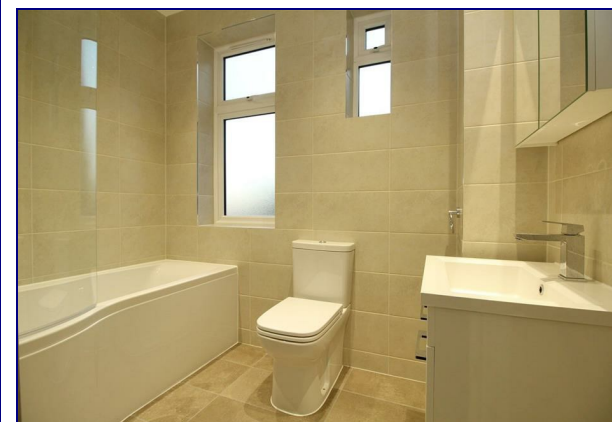




www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Lightcliffe Road, London, N13 5HD
Offers Invited £360,000

Kings Group - Enfield Town are pleased to offer this beautifully presented ONE DOUBLE BEDROOM FIRST FLOOR CONVERTED FLAT offered with a share of the freehold and is located within easy reach of Palmers Green Mainline Station which offers fast links into London. As well as being conveniently placed within easy reach of local shops and amenities in Green Lanes. Good road links are nearby including the A10 / A406 both of which offer good links to the surrounding areas. The property as recently been renovated to a high standard and the accommodation comprises good size lounge, fitted kitchen, double bedroom and bathroom. The property benefits from having a share of Freehold. In our opinion this property would make an ideal investment purchase with the opportunity to acquire the first floor and ground floor flats at a discounted price. Internal viewing is recommended - call to arrange an appointment.

Lounge
15'73 x 12'77 (4.57m x 3.66m)

UPVC double glazed bay window to front aspect, coving to ceiling, electric heater, telephone point, TV point, power points,

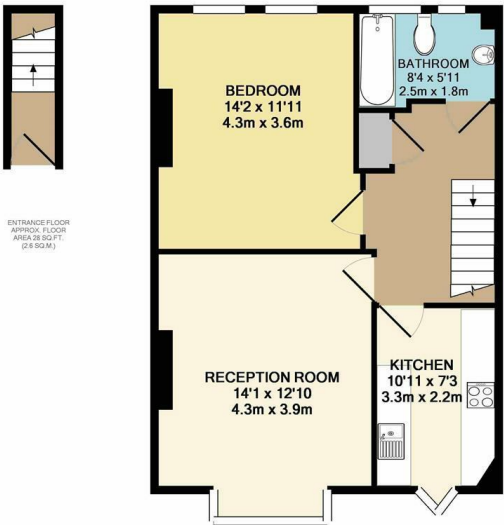
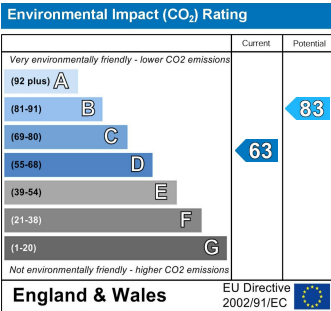
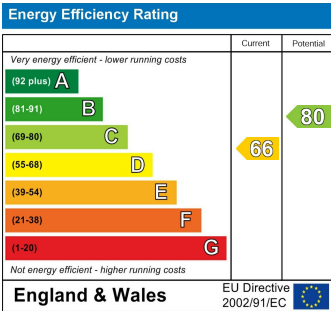
Fitted Kitchen
10'79 x 7'24 (3.05m x 2.13m)

UPVC double glazed bay window to front aspect, coving to ceiling, range of base and eye level units with granite effect work surfaces, electric hob, electric oven, chimney style extractor, stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge freezer, plumbing for washing machine, power points, laminate wood style flooring.

Bedroom
14'19 x 11'86 (4.27m x 3.35m)

UPVC double glazed window to rear aspect, electric heater, coving to ceiling, TV point, telephone point, power points.

Bathroom
 UPVC double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and electric shower over, vanity wash hand basin with mixer tap, low level WC, tiled walls, coving to ceiling, extractor fan, heated towel rail, tiled flooring.



1ST FLOOR
 APPROX. FLOOR
 AREA 568 SQ.FT.
 (52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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