



Broomfield Avenue, Palmers Green, London, N13
Chain Free £575,000 Leasehold

Anthony Webb
ESTATE AGENTS

Broomfield Avenue, Palmers Green, London, N13

Nestled on the charming Broomfield Avenue, which forms part of the Lakes Estate conservation area in the heart of Palmers Green, this beautifully presented Edwardian converted flat offers a perfect blend of period features and modern living. Spanning an impressive 1,444 square feet over the first and second floors, the property boasts three well-proportioned bedrooms with fantastic views over Broomfield Park.

With its prime location off Aldermans Hill, residents will benefit from the vibrant community atmosphere with local shops, cafes, bus routes and Palmers Green mainline station into Moorgate within a few moments walk.

Secure communal entrance • Front door and stairs to first floor landing • Spacious living/dining room with balcony and original fireplace and stained glass windows • Modern fitted kitchen • Modern bath/shower room with roll top bath and shower cubicle • Separate further w.c • Two double bedrooms with fitted wardrobes and views over Broomfield Park • The second floor offers a further double bedroom with access to a large loft storage space • Gas central heating with modern boiler.

Enfield Council tax band E
Remaining lease of 191 years
Ground rent £50 p.a
Service charges N/A

- Three double bedrooms
- Edwardian split level converted flat
- Spacious reception with balcony
- Fitted kitchen
- Modern bath/shower room+ extra separate w.c
- Period features
- Close to station/shops
- Views over Broomfield Park





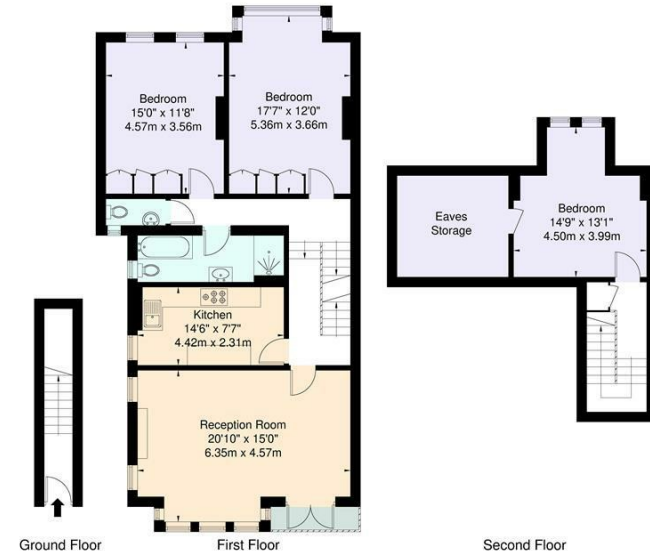
**Broomfield Avenue
Palmers Green
London
N13 4JN**

Tenure: Leasehold
Gross Internal Area: 1444.00 sq ft



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft



For Illustration Purposes Only - Not To Scale
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