



**Burford Gardens, Palmers Green, London, N13**  
**£555,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Burford Gardens, Palmers Green, London, N13

A beautifully presented three double bedroom, two bath/shower room Edwardian converted flat. Spanning an impressive 1,119 square feet, this split-level residence is thoughtfully arranged over the first and second floors, providing ample space for comfortable living.

Burford Gardens is located off Fox Lane and is ideally placed for Palmers Green's wealth of shops, restaurants, Broomfield Park, bus routes and mainline station into Moorgate. Southgate high road and underground station (Piccadilly line) are a short ride away via the W6 bus route.

Secure communal entrance • Stairs to spacious first floor landing with storage cupboards • Main bedroom with large bay window and modern en-suite shower room • Two further double bedrooms • Modern family bathroom • The converted loft space offers an open plan contemporary living/kitchen space with Juliette balcony and views over the London skyline • Modern fitted kitchen units with wood work surfaces, island and breakfast bar • Eaves storage space • Double glazing • Gas central heating • Own private section of rear garden via the ground floor side entrance.

The property is offered with a remaining lease of 115 years.

No service charges

Ground rent-£250p.a

Council Tax band D

- Three double bedrooms
- Edwardian split level converted flat
- Modern Living/kitchen space
- Modern fitted kitchen
- Two modern bath/shower rooms
- Double glazing/gas central heating
- Private rear section of rear garden





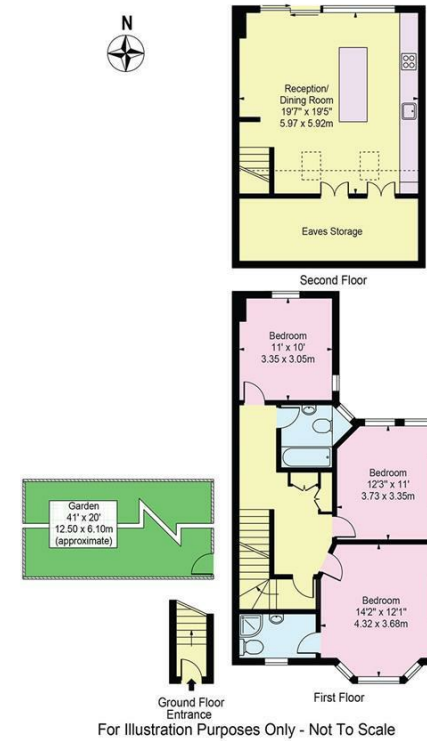
# Burford Gardens Palmers Green London N13 4LP

Tenure: Leasehold  
Gross Internal Area: 1119.46 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Burford Gardens, N13 4LP  
Approx. Total Internal Area 1227 Sq Ft - 113.99 Sq M  
(Including Eaves Storage & Restricted Height Area)  
Approx. Gross Internal Area 1039 Sq Ft - 96.53 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



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