



Kelvin Avenue, Palmers Green, London, N13
Chain Free £450,000 Leasehold

Anthony Webb
ESTATE AGENTS

Kelvin Avenue, Palmers Green, London, N13

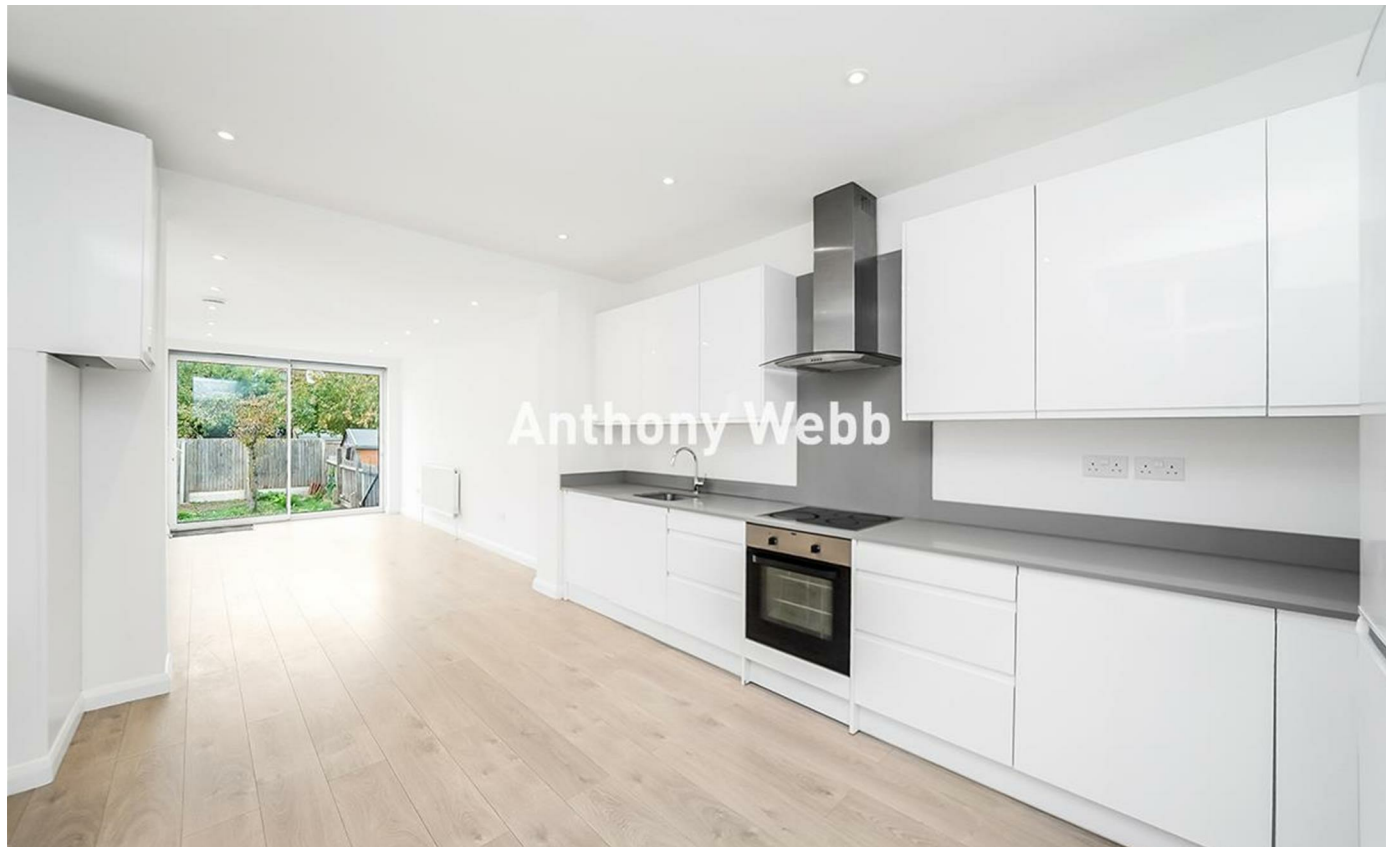
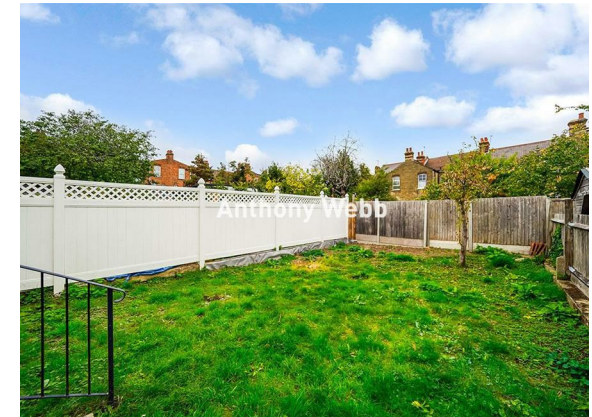
A spacious and stunning CHAIN FREE refurbished and extended converted garden flat occupying the entire ground floor of this Edwardian property.

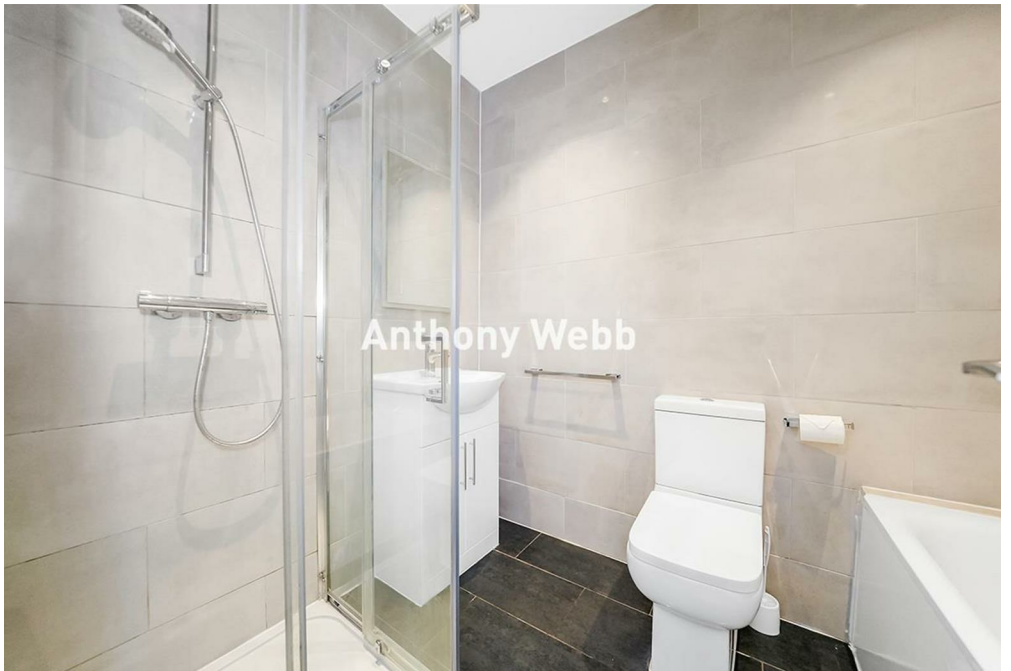
Offering in excess of 800sq ft of bright and airy living space the flat consists of two spacious double bedrooms, a contemporary open plan living/kitchen space with doors to garden, modern bath/shower room and sole use of front and rear gardens.

The property is in a fantastic location within a few moments walk of Green Lanes wealth of shops, restaurants, bus routes and stations including Bowes Park mainline station and Wood Green underground station. The flat, which has been finished to a high standard further benefits from three storage cupboards in the hallway, one with plumbing for a washing machine, double glazing, gas central heating, laminate/tiled floors, solid kitchen work surfaces and appliances.

Remaining lease-988 years
Ground rent - N/A
Service charges - N/A
Enfield Council tax band D

- Converted period flat
- Two double bedrooms
- Open plan living/kitchen space
- Modern fitted kitchen
- Modern bath/shower room
- Double glazing/gas central heating
- Close to stations/bus routes
- Front and private rear gardens





**Kelvin Avenue
Palmers Green
London
N13 4TG**

Tenure: Leasehold
Gross Internal Area: 839.00 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	

Kelvin Avenue, N13 4TG
Approximate Gross Internal Area = 78 sq m / 839 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palms Green, London N13 5TJ
020 8882 7888
palmsgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS