



**Broomfield Avenue, Palmers Green, London, N13**  
**Chain Free £525,000 Leasehold - Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broomfield Avenue, Palmers Green, London, N13

A well presented two bedroom converted period flat offering in excess of 800sq ft of bright and airy floor space occupying the entire ground floor of this impressive Edwardian semi-detached building.

The flat benefits from a secure communal entrance, a living room, modern kitchen, conservatory, cellar, two good size bedrooms, modern bathroom, gas central heating and own private rear garden.

Broomfield Avenue is a most popular residential turning located off Broomfield Lane and is a short walk through Broomfield park to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

Enfield council band D  
Share of freehold  
Remaining lease length-950 years  
Ground rent-£0  
Service charges-£0

- Two bedrooms
- Spacious ground floor garden flat
- Living room
- Modern kitchen
- Conservatory and cellar
- Own private section of rear garden
- Secure communal entrance
- Close to shops, mainline station & Broomfield Park





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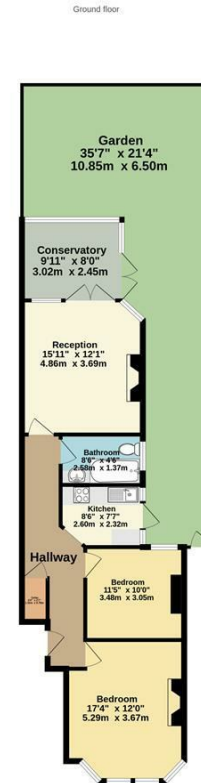
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**Broomfield Avenue  
Palmers Green  
London  
N13 4JJ**

Tenure: Leasehold - Share of Freehold  
Gross Internal Area: 807.00 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   |  | 68                      | 78        |
| (39-54) E   |  |                         |           |
| (17-38) 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   |  |                         |           |
| (39-54) E   |  |                         |           |
| (17-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2025.

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