



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

Anthony Webb
ESTATE AGENTS

Kelvin Avenue, Palmers Green, London, N13

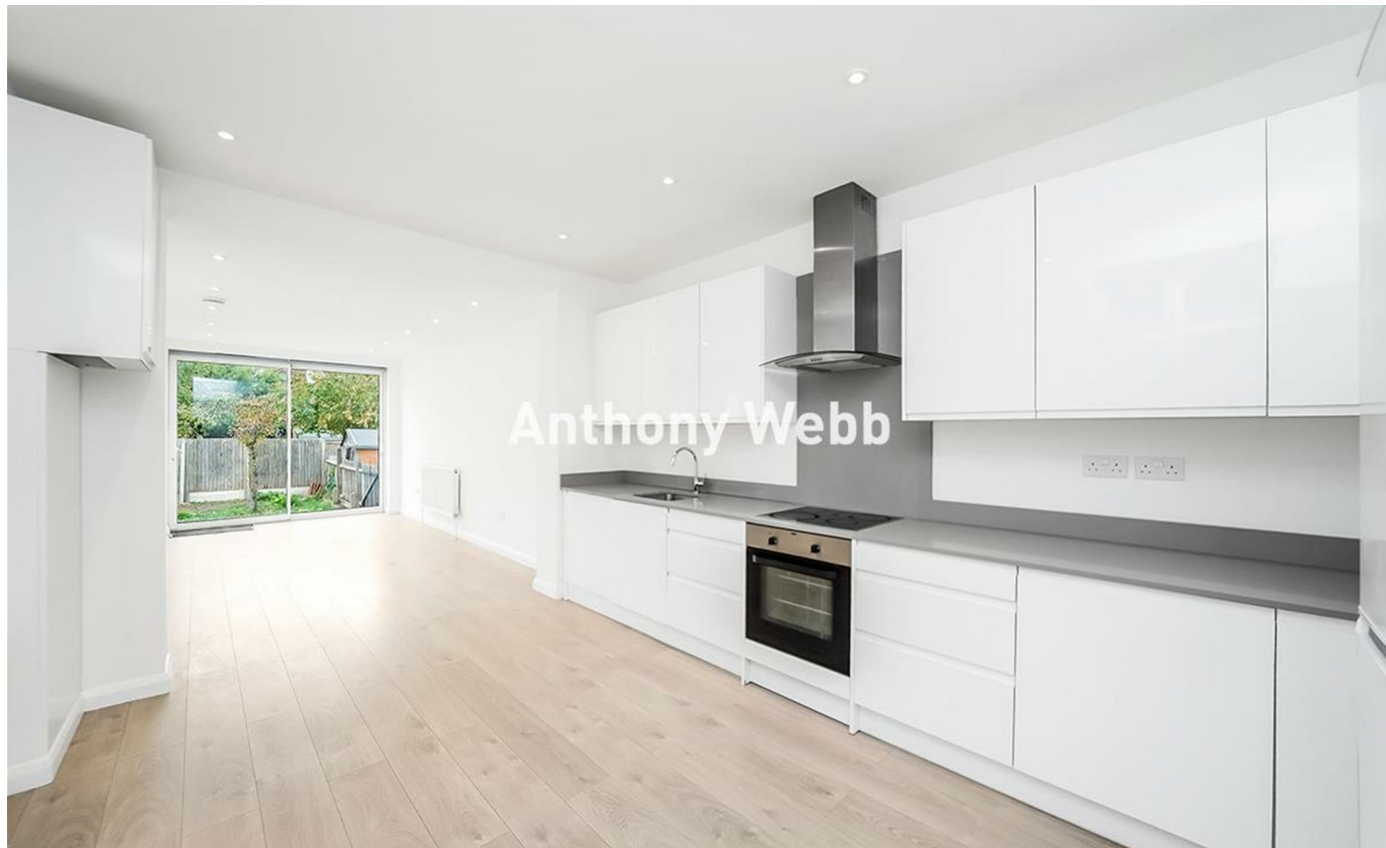
A spacious and stunning CHAIN FREE refurbished and extended converted garden flat occupying the entire ground floor of this Edwardian property.

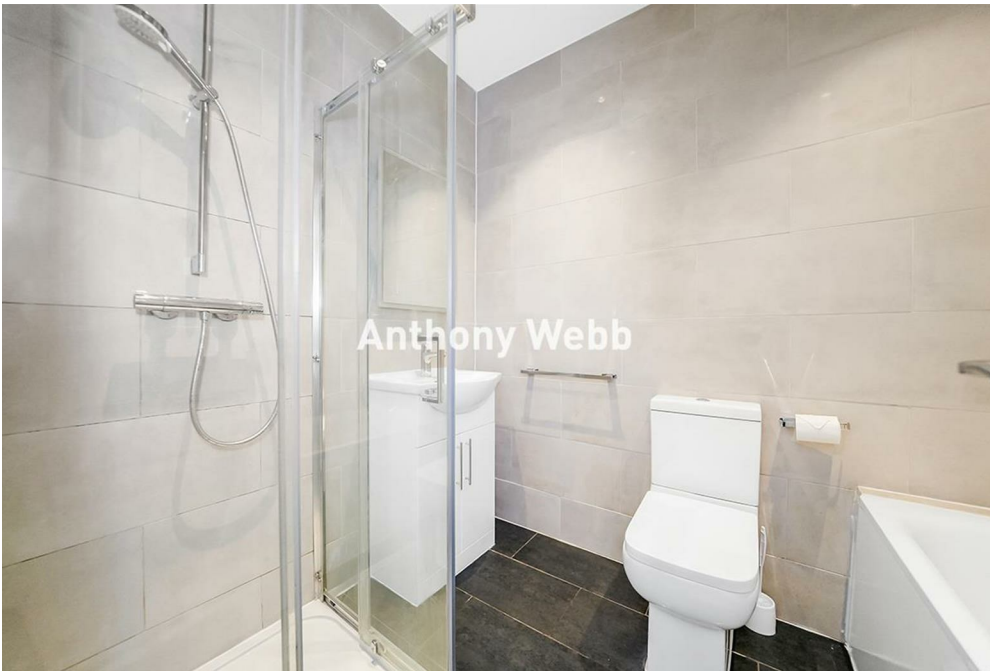
Offering in excess of 800sq ft of bright and airy living space the flat consists of two spacious double bedrooms, a contemporary open plan living/kitchen space with doors to garden, modern bath/shower room and sole use of front and rear gardens.

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

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

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