



Burford Gardens, Palmers Green, London, N13
Chain Free £369,950 Leasehold

Burford Gardens, Palmers Green, London, N13

PUBLIC NOTICE – The vendor is in receipt of an offer of £350,00 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Spacious and chain free one bedroom converted garden flat occupying the entire ground floor of this Edwardian end of terrace property. The property requires full renovation.

Burford Gardens is a quiet residential turning running between Fox Lane and Bourne Hill and is conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Grovelands park are also within easy walking distance.

Secure communal entrance • Hallway • Spacious front reception with large bay window • Kitchen/diner • Double bedroom with door to garden and stained glass window • Bathroom with separate w.c and door to rear garden • Own private section of rear garden.

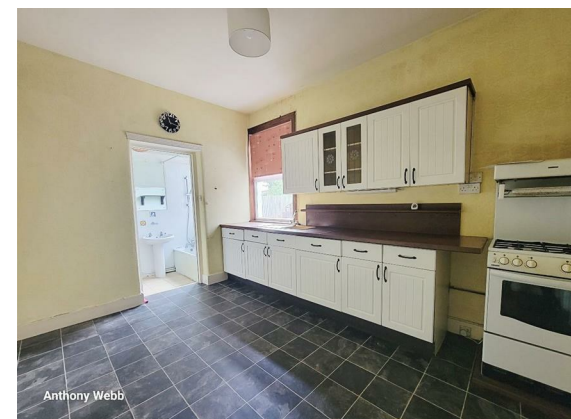
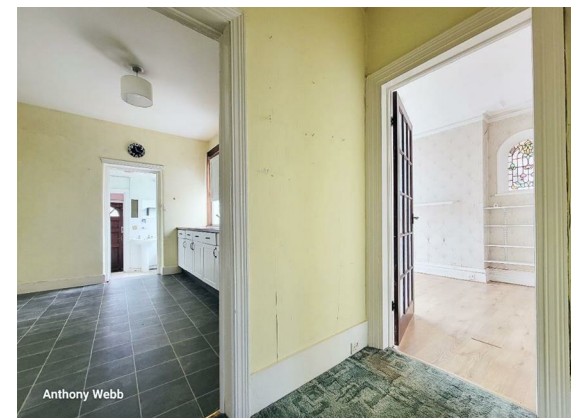
Enfield Council Tax Band C

Tenure-T.B.C

Ground rent-T.B.C

Service charges-N/A

- One double bedroom
- Ground floor converted Edwardian flat
- Kitchen/diner
- Spacious living room
- Electric heating
- Own section of rear garden
- Chain free
- Close to Palmers Green shops/station



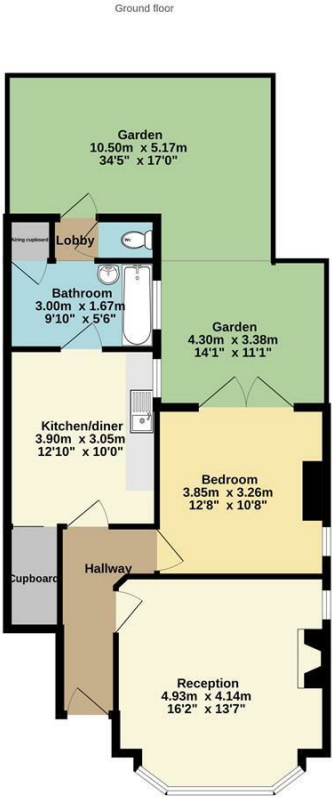


Burford Gardens
Palmers Green
London
N13 4LP

Tenure: Leasehold
Gross Internal Area: 0.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ 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.
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