



**Broomfield Avenue, Palmers Green, London, N13**  
**Chain Free £575,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS



# Broomfield Avenue, Palmers Green, London, N13

Nestled on the charming Broomfield Avenue, which forms part of the Lakes Estate conservation area in the heart of Palmers Green, this beautifully presented Edwardian converted flat offers a perfect blend of period features and modern living. Spanning an impressive 1,444 square feet over the first and second floors, the property boasts three well-proportioned bedrooms with fantastic views over Broomfield Park.

With its prime location off Aldermans Hill, residents will benefit from the vibrant community atmosphere with local shops, cafes, bus routes and Palmers Green mainline station into Moorgate within a few moments walk.

Secure communal entrance • Front door and stairs to first floor landing • Spacious living/dining room with balcony and original fireplace and stained glass windows • Modern fitted kitchen • Modern bath/shower room with roll top bath and shower cubicle • Separate further w.c • Two double bedrooms with fitted wardrobes and views over Broomfield Park • The second floor offers a further double bedroom with access to a large loft storage space • Gas central heating with modern boiler.

Enfield Council tax band E  
Remaining lease of 191 years  
Ground rent £50 p.a  
Service charges N/A

- Three double bedrooms
- Edwardian split level converted flat
- Spacious reception with balcony
- Fitted kitchen
- Modern bath/shower room+ extra separate w.c
- Period features
- Close to station/shops
- Views over Broomfield Park

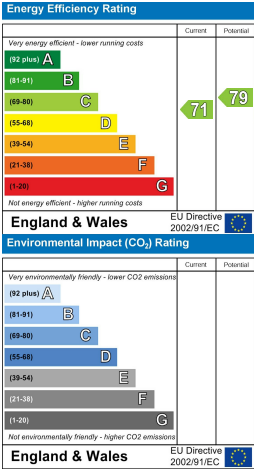






Broomfield Avenue  
Palmers Green  
London  
N13 4JN

Tenure: Leasehold  
Gross Internal Area: 1444.00 sq ft



Broomfield Av, N13 4JN  
Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft



For Illustration Purposes Only - Not To Scale  
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