



Offered for sale on a chain free basis Castles present this two bedroom top floor flat situated on the Palmers Green borders with direct access to the A10 and A406. The property has features that include a lounge, kitchen and bathroom and benefits from gas central heating, however, it does require modernisation.

**Kendal Parade  
N18**

**Offers in excess of  
£210,000 L/H**

**ENTRANCE:** Access via rear of shops; communal stairs to first and second floors

**HALLWAY:** Radiator, doors to lounge, bedroom and bathroom

**RECEPTION:** 15' 6" x 13' 7" (4.72m x 4.14m); 2 x double glazed windows to front aspect, radiator, electric fireplace,

**KITCHEN:** 11' 6" x 6' 11" (3.50m x 2.11m); Fitted wall and base units with roll edge worktops, stainless steel sink/drain, storage cupboard, plumbed for washing machine, space for fridge/freezer, space for cooker, extractor, vinyl flooring, partly tiled walls, double glazed window to rear aspect

**BEDROOM 1:** 12' 9" x 11' 11" (3.88m x 3.63m); 2 x double glazed windows to front aspect, radiator, loft hatch

**BEDROOM 2:** 10' 0" x 8' 6" (3.05m x 2.59m); Double glazed window to rear aspect, radiator

**BATHROOM:** Bath with shower attachment, hand wash basin with mixer tap, low flush wc, partly tiled walls, extractor, radiator, vinyl flooring, double glazed window to side aspect

**EPC:** EER: D

**VIEWINGS:** Strictly by appointment

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