



Two double bedroom ground floor apartment featuring secure parking, with gated access to the rear parking spaces and garages. Internally, the property comprises a lobby area upon entry, a fitted kitchen/seating area, a bath/shower room and a rear reception room with bi-fold doors leading out to the shared rear garden. The apartment boasts an excellent location, being on the doorstep of Green Lanes and its array of amenities, and is also a short walk from the open green spaces of Broomfield Park. The property is just a couple of minutes from Palmers Green train station, offering a quick and easy route into central London (30 mins. approx to the City of London and the West End).

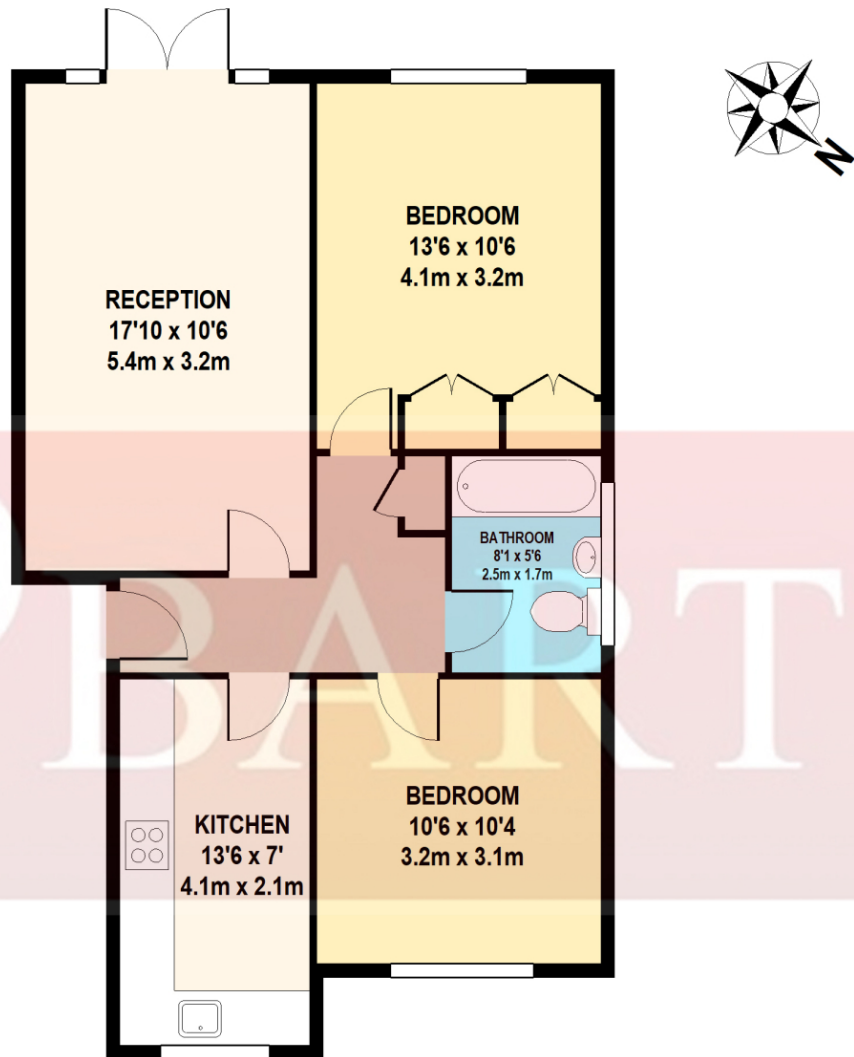
Park Avenue, Maple Durham Court, N13

Share of Freehold | £425,000

HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Fitted kitchen with seating area
- Share of freehold
- Additional rear parking space
- Shared rear garden
- Bi fold doors out to garden
- Close to broomfield park
- Two double bedrooms
- Secure garage parking
- Gated access to parking spaces
- Central heating
- Great transport links
- Close to amenities



GROUND FLOOR

MAPLE DURHAM COURT
TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

3 Crescent Road, Alexandra Park,
London N22 7RP

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.