



Two double bedroom first 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 with a breakfast bar, a bath/shower room and a reception room. The apartment boasts an excellent location, being on the doorstep of Green Lanes and it's array of amenities, and is also a short walk from green open 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

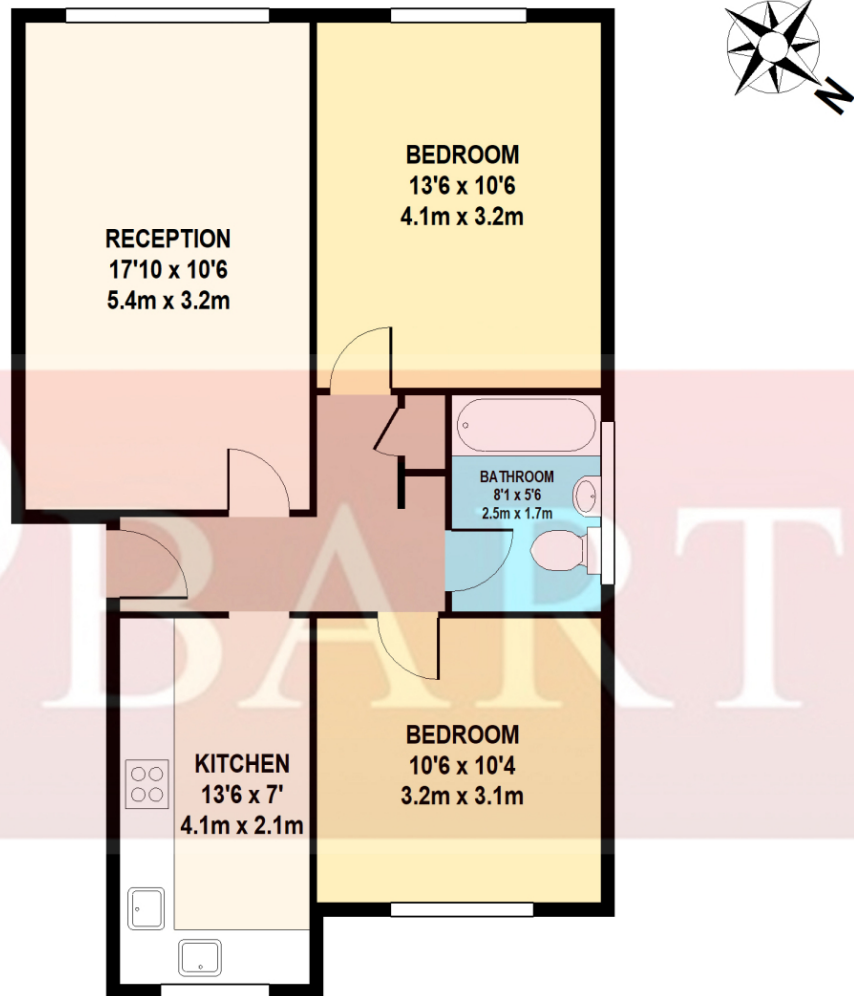
Share of Freehold | Asking Price £435,000

HOBARTS - LONDON (North)  
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0208 348 3333





- Two double bedrooms
- Additional rear parking spaces
- Communal rear garden
- Central heating
- Close to broomfield park and amenities
- Secure garage parking
- Gated access to parking spaces
- Fitted kitchen with breakfast bar
- Great transport links



### FIRST 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	74 C	78 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:**

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