



£325,000

TENURE : LEASEHOLD

Firs Lane, London, N13

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**Ground Floor
Two Balconies**

**Chain Free
Parking**

**Extended Lease
Storage**

Addison Townsend
155 High Street, Southgate, London, N14 6BP
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Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are pleased to offer this spacious ground floor purpose built flat in Palmers Green. The accommodation comprises of an 18^{sq} reception room with double doors to a balcony, kitchen/dining area, two bedrooms, bathroom with separate W/C, balcony to rear, ample storage throughout and residents parking. The property has an extended lease of 176 remaining. The property is conveniently located close to local shops, the A10 and the A406 and is offered chain free.

Main Entrance

Entryphone. Own spacious storage cupboard for cycles etc. Door to rear. Door to own flat.

Entrance Hallway

Video entryphone. Spacious storage cupboards. Central heating radiator. Fitted carpet.

Reception Room

18' 0" x 11' 6" (5.48m x 3.50m) Double glazed windows and double glazed doors to balcony to front aspect. Fitted Dimplex electric fire. Serving hatch to kitchen. Central heating radiator. Fitted carpet.

Kitchen

Opaque double glazed window to side aspect and double glazed door to balcony. Fitted wall and base cupboards. Built-in larder cupboard. Further cupboard housing water tank. Stainless steel sink unit. Gas cooker point and filter above. Plumbing for washing machine. Wall-mounted Worcester gas central heating boiler (system untested). Central heating radiator. Vinyl flooring.

First Bedroom

12' 9" x 11' 6" (3.88m x 3.50m) Three double glazed windows to front aspect. Fitted cupboards. Central heating radiator. Fitted carpet.

Second Bedroom

9' 0" x 8' 6" (2.74m x 2.59m) Double glazed window. Central heating radiator. Fitted carpet.

Bathroom

Opaque double glazed window. Panelled bath with mixer tap and shower attachment. Shower screen. Pedestal wash hand basin. Central heating radiator. Part-tiled walls. Vinyl flooring.

Seperate W/C

Opaque double glazed window. Low level w.c. Vinyl flooring.

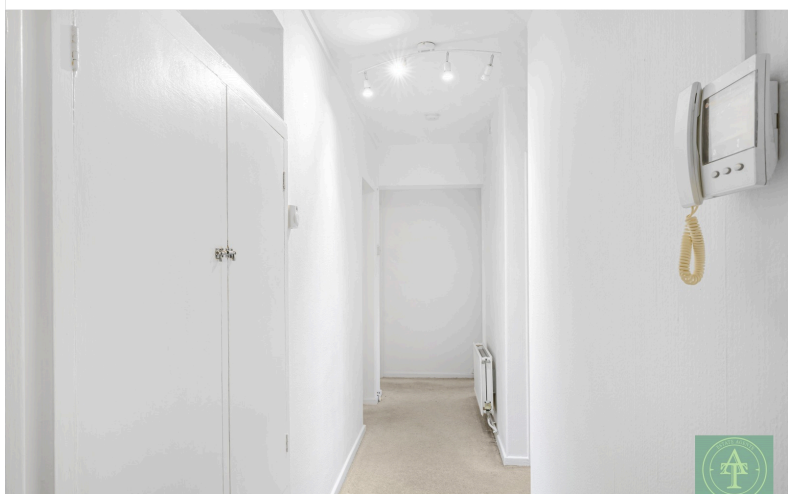
Addison Townsend

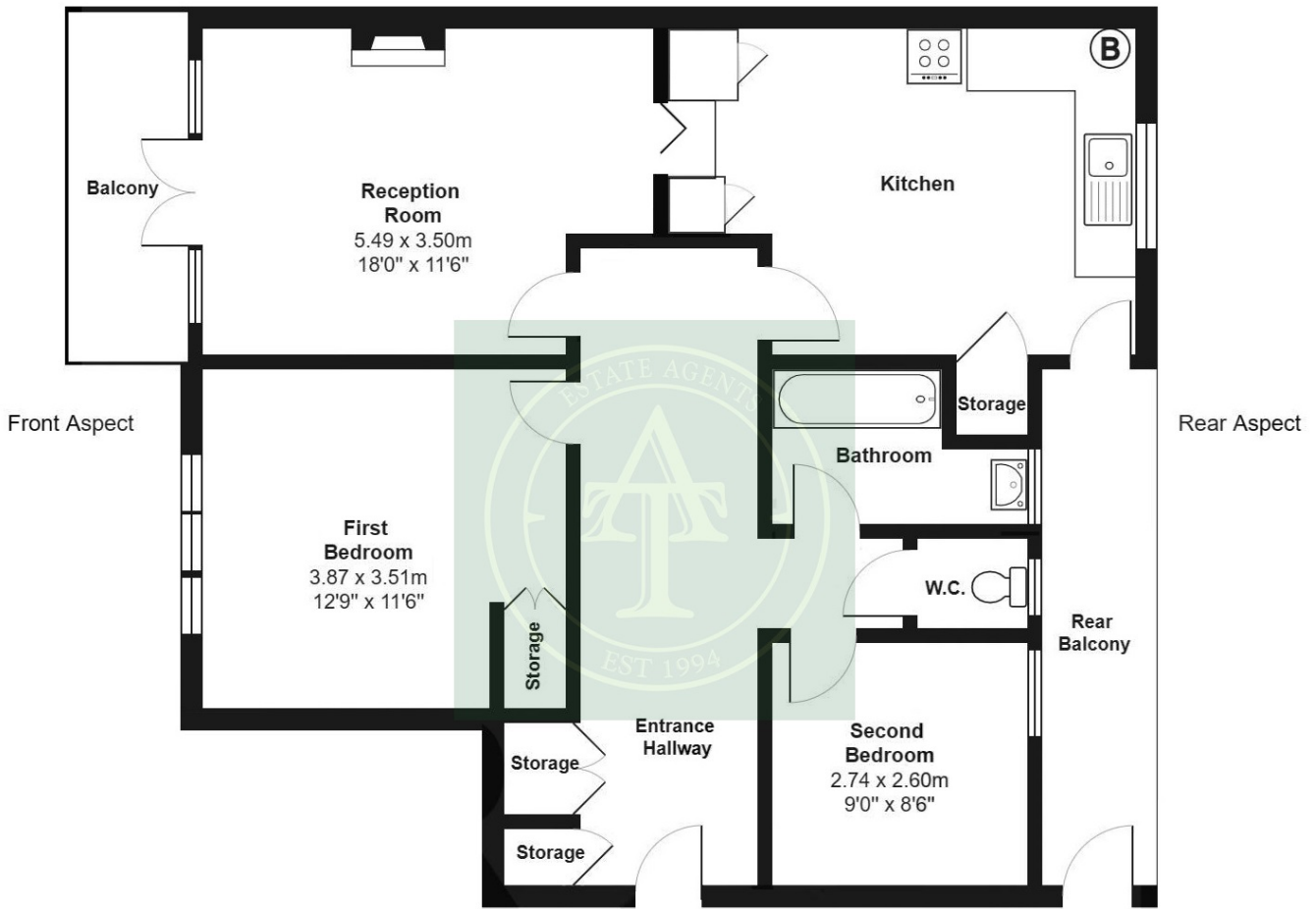
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This Plan Is For Display Purposes Only
Total Floor Area 76m² (721.182 Sq. Ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	45
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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