



**Nestor Avenue, London, N21 2HE**



**welcome to**  
**Nestor Avenue, London**

Situated in a cul-de-sac in the heart of Grange Park 'Village', within a short walking distance of Grange Park Rail Station (Moorgate Line, 20 minutes to The City) and local shops, we offer this beautifully presented first floor purpose built garden maisonette. Enfield Town multiple shopping centre is within easy access.

The bright and spacious accommodation features:-





### **Own Front Door**

To the side of the building.

### **Ground Floor Lobby**

With easy rising turning staircase to first floor.

### **Landing**

Fitted carpet, radiator, access to loft (insulated).

### **Lounge**

13' 6" x 11' 2" ( 4.11m x 3.40m )

Fitted carpet, radiator.

### **Kitchen**

10' 2" x 6' ( 3.10m x 1.83m )

Brand new fitted units comprising base units with worktops, inset stainless steel sink unit, inset gas hob unit with fume extractor hood over, built-in oven, cupboard housing combination gas central heating boiler, plumbing for washing machine, attractive laminate flooring.



### **Bedroom One**

12' 10" x 9' 4" ( 3.91m x 2.84m )

Fitted carpet, built-in storage cupboard, radiator.

### **Bedroom Two**

12' x 11' 6" ( 3.66m x 3.51m )

Fitted carpet, radiator, two double built-in wardrobe cupboards.



### **Bathroom / WC**

Panelled bath with mixer taps and shower attachment, shower screen, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.



### **Outside**

#### **Rear Garden**

With side access, requires tending, approximate measurements 40' x 40'.

#### **Front Garden**

Wide side lawned front garden, could possibly provide off-street parking subject to relevant permissions/dropped kerb etc.



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welcome to

## Nestor Avenue, London

- Own Front And Rear Gardens
- Two Double Bedrooms
- Attractive Lounge
- Good Sized Modern Fitted Kitchen
- Modern Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 154 years from 27 Aug 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



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Property Ref:  
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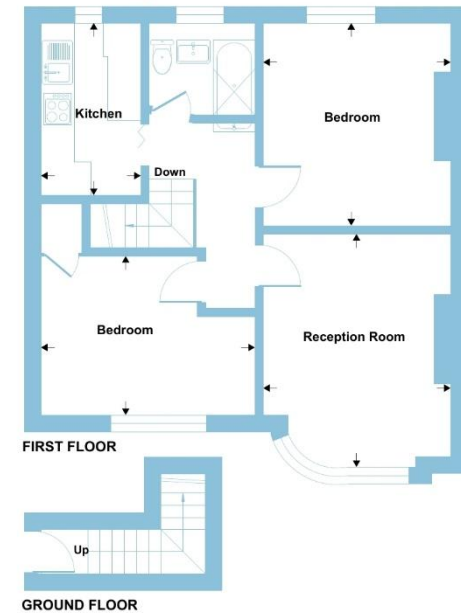
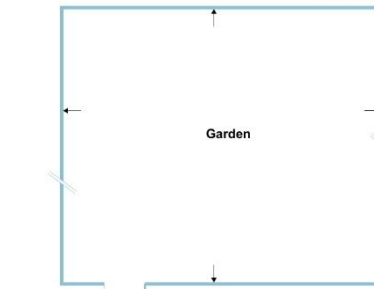
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Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Barnard Marcus REF: 1382057

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