



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103960 - 0003

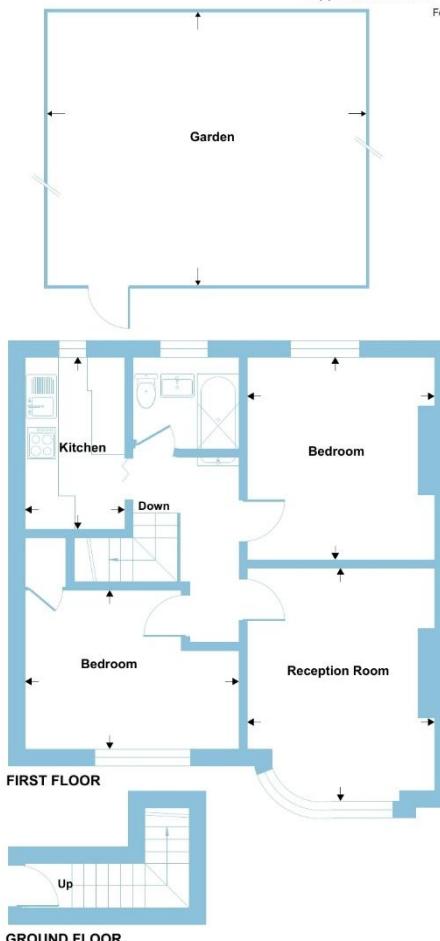
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Approximate Area = 624 sq ft / 57.9 sq m
For identification only - Not to scale



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



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