



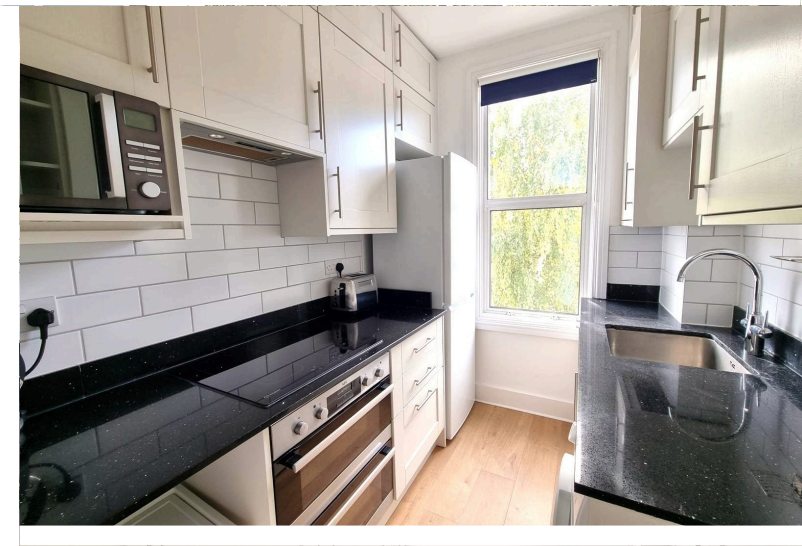

£459,950

TENURE : SHARE OF FREEHOLD

Meadowcroft Road, Palmers Green / Winchmore Hill Borders, London N13 4EA

Bedrooms : 2 **Bathrooms : 2** **Reception Rooms : 1**

2 DOUBLE BEDROOM EDWARDIAN CONVERTED FLAT

IN EXCELLENT CONDITION

2 MODERN BATHROOMS & FITTED KITCHEN

PALMERS GREEN / WINCHMORE HILL BORDERS

SHORT WALK TO PALMERS GREENS SHOPPING FACILITIES - RESTAURANTS - CAFES

SHARE OF FREEHOLD

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | **0208 275 1555**
Website: **https://mantlestates.com/**

This two-double-bedroom Edwardian converted flat is located on the first and second floors of a converted property on Meadowcroft Road, a quiet leafy street in Palmers Green, London, N13 4EAS. The property is very well presented and includes two double bedrooms, two modern bathrooms, one reception room & a modern fitted kitchen. A share of the freehold is included with the sale, and the property is situated in the London Borough of Enfield area. Palmers Green & Winchmore Hill shops, cafes and restaurants are just a short walk from the property (including the Winchmore Hill Sainsbury's), with Broomfield Park and Grovelands Park also nearby. Palmers Green Train Station offers direct access to Moorgate and Finsbury Park (and onwards to King's Cross via Piccadilly Line or Victoria Line). There are also a variety of bus links. Accessible to the North Circular Road (A406) & North Middlesex Hospital.

ENTRANCE - STAIRS: *10' 08" x 2' 06" (3.25m x 0.76m)*
Carpeted stairs to first floor landing, dado rail.

FIRST FLOOR LANDING: *13' 01" x 2' 08" (3.99m x 0.81m)*
Laminated flooring, double radiator, dado rail, picture rail.

STORAGE CUPBOARD: *3' 10" x 2' 08" (1.17m x 0.81m)*
Double-glazed window to rear aspect, laminated flooring.

KITCHEN: *8' 02" x 6' 05" (2.49m x 1.96m)*
Double-glazed window to front aspect, wall and flooring, standing kitchen units, laminated flooring, electric hob, double oven, part tiled walls, extractor, quartz worktop, plumbed for washing machine, spot lights.

LOUNGE: *15' 01" x 12' 01" (4.60m x 3.68m)*
14'10" into bay x 12'01" bay double-glazed window to front aspect, laminated flooring, double radiator, coving to ceiling, picture rail, shelving.

FIRST FLOOR REAR BEDROOM: *12' 08" x 10' 03" (3.86m x 3.12m)*
Double-glazed window to rear aspect, dado rail, laminated flooring, picture rail, coving to ceiling, shelving.

BATHROOM: *8' 10" x 5' 00" (2.69m x 1.52m)*
Double glazed window to rear aspect, low level flush water closet, heated towel rail, wash hand basin with mixer tap, cabinet, panel bath with mixer tap and wall mounted shower, storage cupboard, tiled walls and flooring, spot lights, extractor.

LOFT BEDROOM: *17' 02" x 15' 03" (5.23m x 4.65m)*
15'03" x 9'09" < 12'04" Double-glazed Dorma windows to front & rear aspect, laminated flooring, radiator, storage into eaves, spot lights.

LOFT SHOWER ROOM: *5' 05" x 5' 06" (1.65m x 1.68m)*
Double-glazed window to rear aspect, wash hand basin with mixer tap, radiator, low-level flush water closet, walk-in shower, tiled walls, tiled flooring, extractor, spot lights.

FRONT GARDEN:

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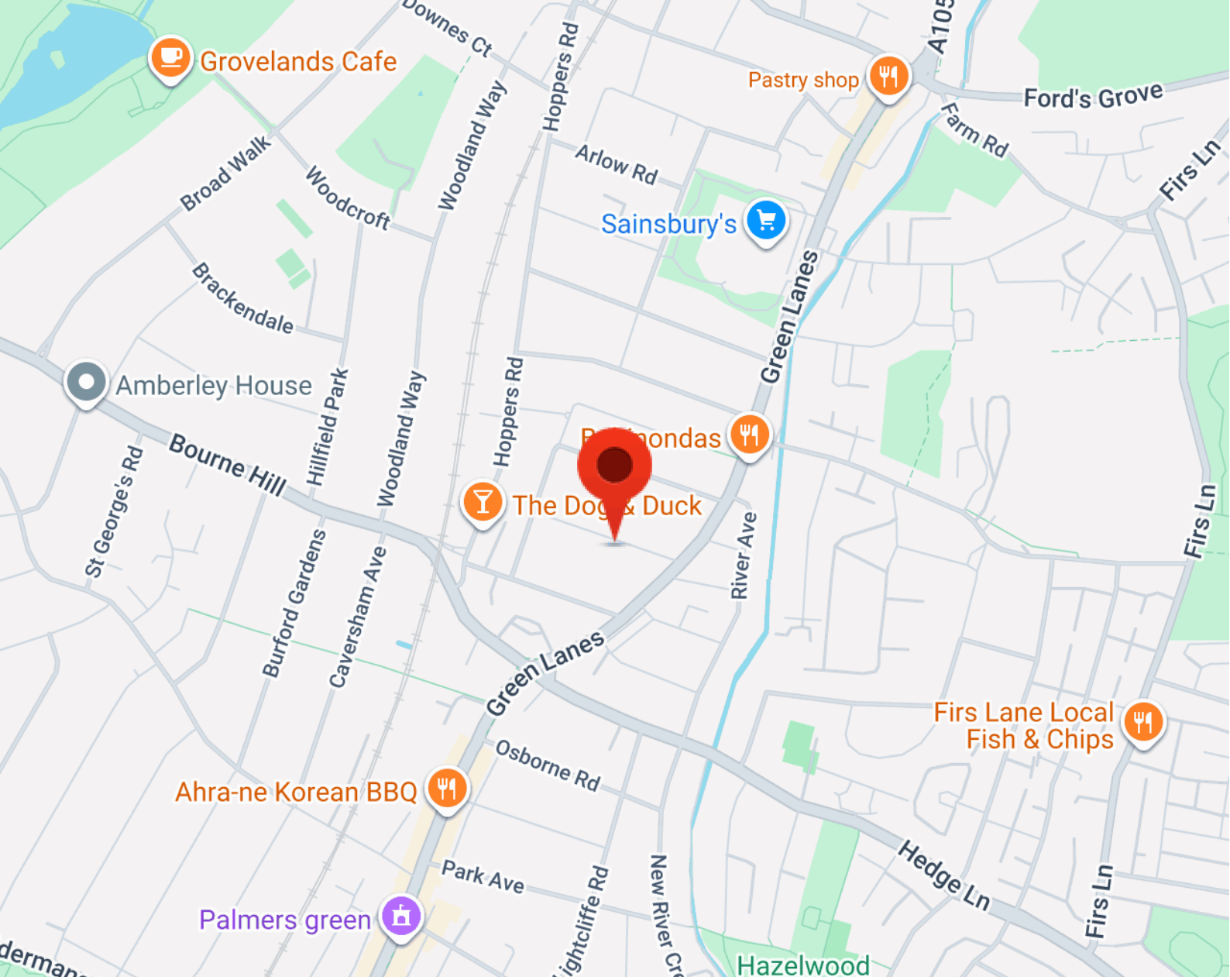

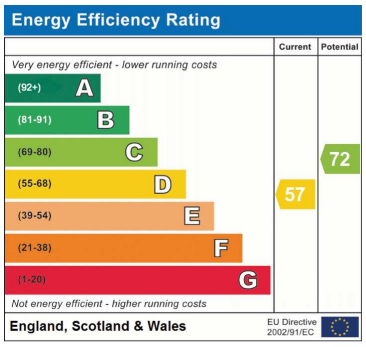

Address: Meadowcroft Road, Palmers Green / Winchmore Hill Boa

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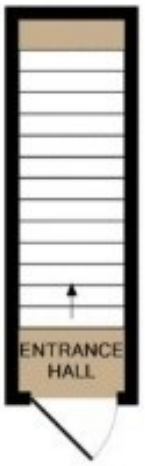
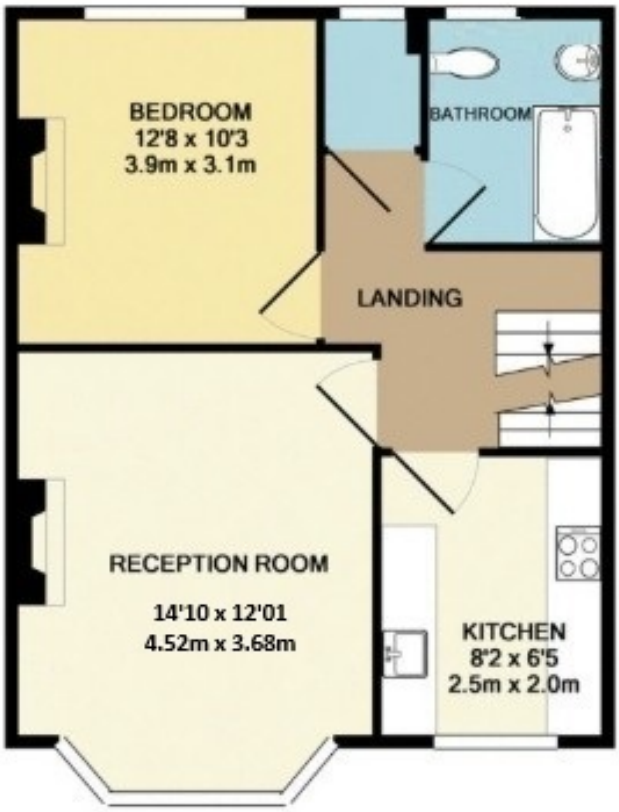
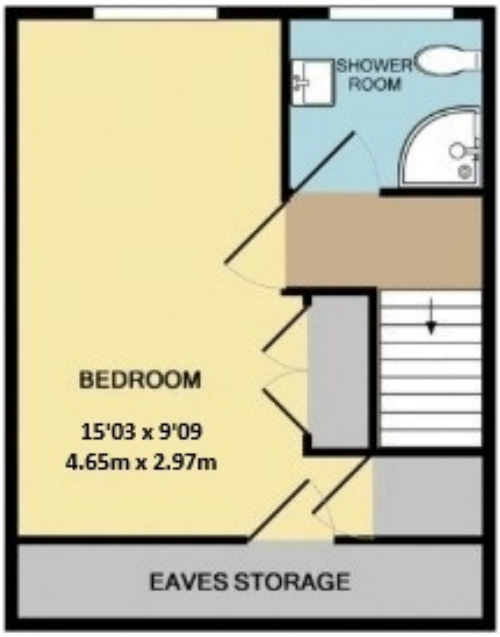


GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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