

ASKING PRICE

£500,000 Share of Freehold

Kelvin Avenue

N13

PROPERTY SUMMARY

Occupying an enviable position along a quiet, tree-lined residential road on Kelvin Avenue, N13, this impressive three-bedroom split-level period apartment offers an exceptional combination of character, elegance and generous proportions. Extending to approximately 1,257 sq. ft., the property provides beautifully balanced accommodation, enhanced by an abundance of natural light and an array of attractive period features.

The thoughtfully arranged accommodation comprises three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom, alongside a further family bathroom. The apartment retains an appealing sense of period character, with impressive high ceilings and a feature fireplace adding individuality and charm. A generously proportioned reception room provides an inviting setting for both relaxation and entertaining, while the well-appointed eat-in kitchen offers an excellent space for everyday dining.

The location further enhances the appeal, with convenient access to Bowes Park and Palmers Green railway stations, providing Great Northern services towards Moorgate and central London. Bounds Green and Wood Green Underground stations are also within easy reach, offering Piccadilly line connections towards King's Cross, Covent Garden and Heathrow Airport. A selection of local bus routes provides additional connectivity, while Woodside Park, Finsbury Gardens and the picturesque New River Path offer attractive opportunities to enjoy outdoor recreation, all within approximately a mile.

Combining impressive internal dimensions, timeless period appeal and thoughtfully arranged split-level accommodation, this distinctive home presents a wonderful opportunity to acquire a substantial apartment in a sought-after residential setting, further complemented by the advantage of being offered on a chain-free basis.

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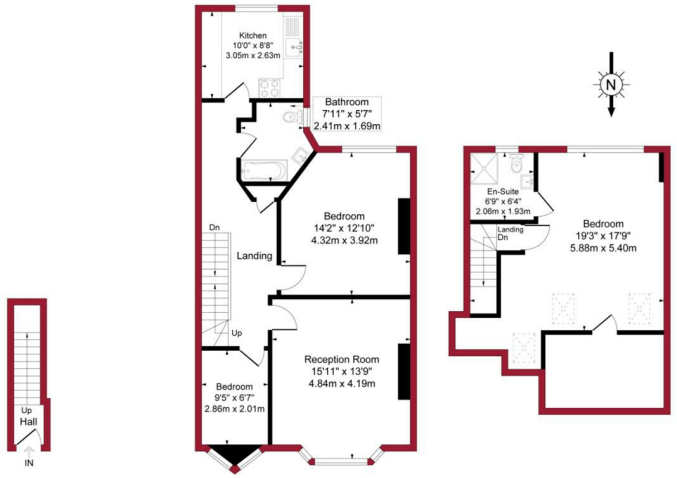
Kelvin Avenue, London, N13 **Approximate Gross Internal Area** = 1260 sq ft / 117.0 sq m



Ground Floor
Gross Internal
Floor Area 38 sq ft / 3.5 sq m

First Floor
Gross Internal
Floor Area 763 sq ft / 70.9 sq m

Second Floor
Gross Internal
Floor Area 459 sq ft / 42.6 sq m

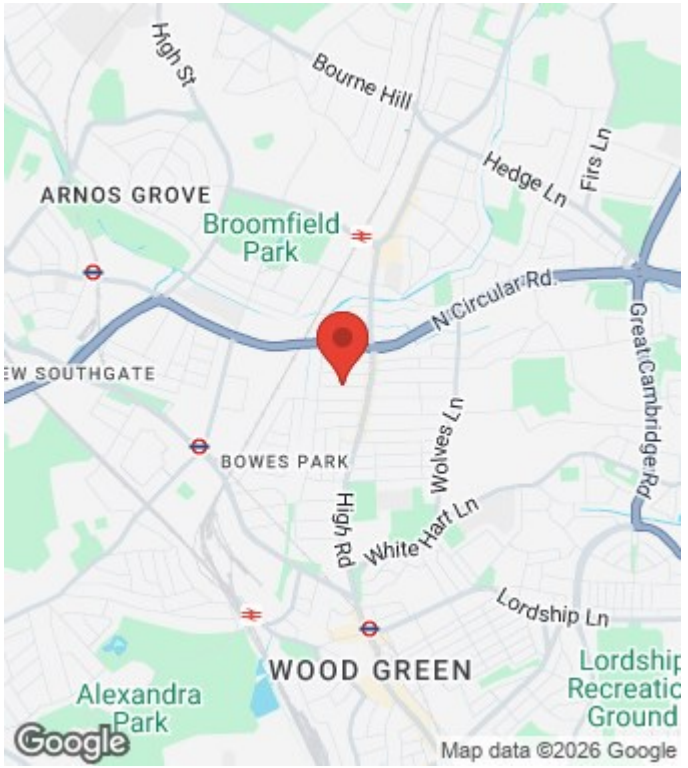
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:
Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



Apartment

Share of Freehold

Council: Enfield

Council Tax Band: D

Lease Remaining: TBC

Service Charge: Ad-hoc

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

