





Belsize Avenue, Palmers Green, London, N13

£425,000

Addison Townsend are pleased to offer this lovely first floor Edwardian converted flat situated in a quiet residential turning in Palmers Green. The property is conveniently located within 0.5 miles of Bowes Park Overground Station, close proximity of Green Lanes with its local shops, amenities, restaurants bus routes with links to Wood Green, Enfield Town and easy reach of the A406. The accommodation offers own entrance with stairs leading you to a spacious landing, consisting of one reception room, two bedrooms, bathroom, kitchen and storage. Further benefits include share of freehold, double glazing throughout, gas central heating and potential to convert the loft subject to the usual planning consents.



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Tenure : Share of Freehold

EPC D

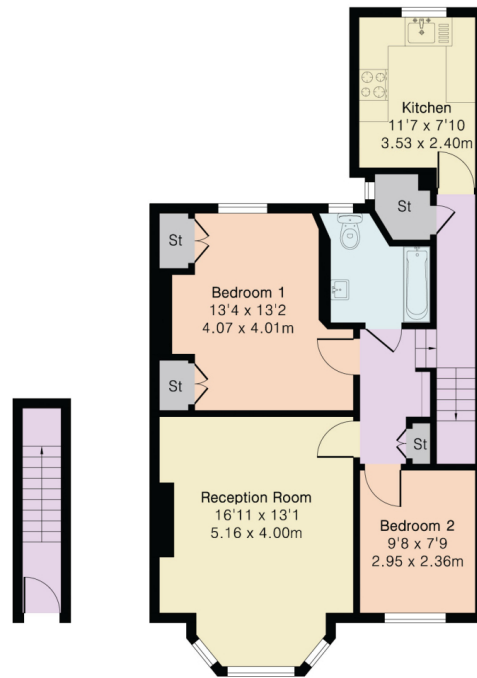
Sq.Ft : 745



Approximate Gross Internal Area 745 sq ft - 69 sq m

Ground Floor Area 39 sq ft - 4 sq m

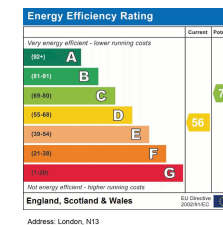
First Floor Area 706 sq ft - 65 sq m



Ground Floor First Floor



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.



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

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