



Kingsley Road, Southgate, N13
£475,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Kingsley Road, Southgate, N13

A beautifully presented two bedroom converted garden flat, occupying the entire ground floor of this attractive Edwardian property. Offering 654 sq ft of bright and airy accommodation, this property blends period features with contemporary living.

Located between Hazelwood Lane and Park Avenue in the sought-after area of Palmers Green, residents will benefit from a vibrant community with excellent local amenities, including shops, restaurants, Broomfield Park, and popular schools including Hazelwood Primary and nursery. The property is also well-connected to public transport, making it easy to commute to central London and beyond via Palmers Green mainline station and various bus routes.

Front garden • Secure communal entrance • Original tessellated tiled hallway • Double bedroom with bay window and period fireplace • Single bedroom with door to rear garden • Modern bathroom • Open plan kitchen/reception area • Modern fitted kitchen units and work surface • Reception/Dining room area with doors to rear garden • West facing rear garden with large decked area • Shed to rear of the garden.

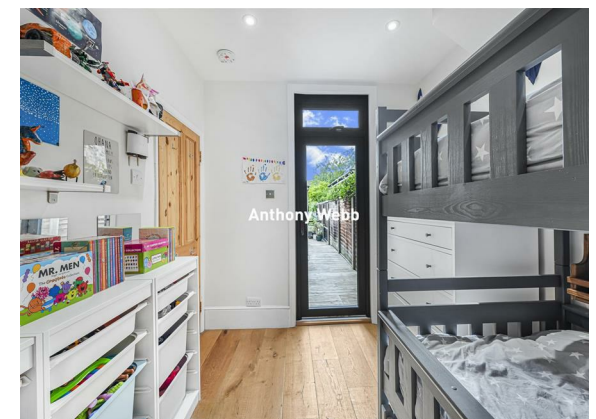
Enfield Council Tax Band C

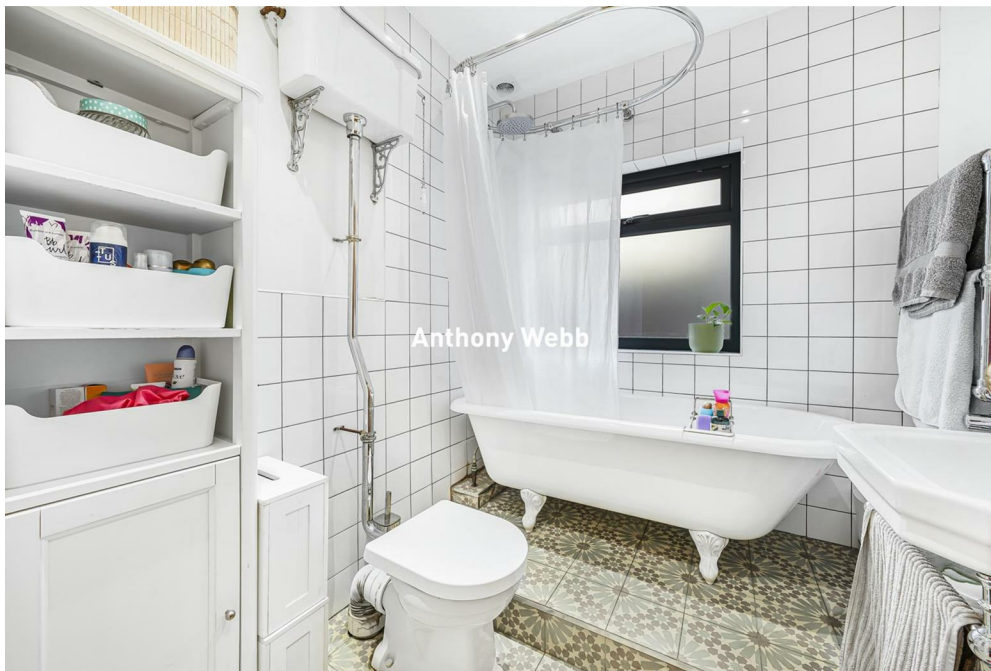
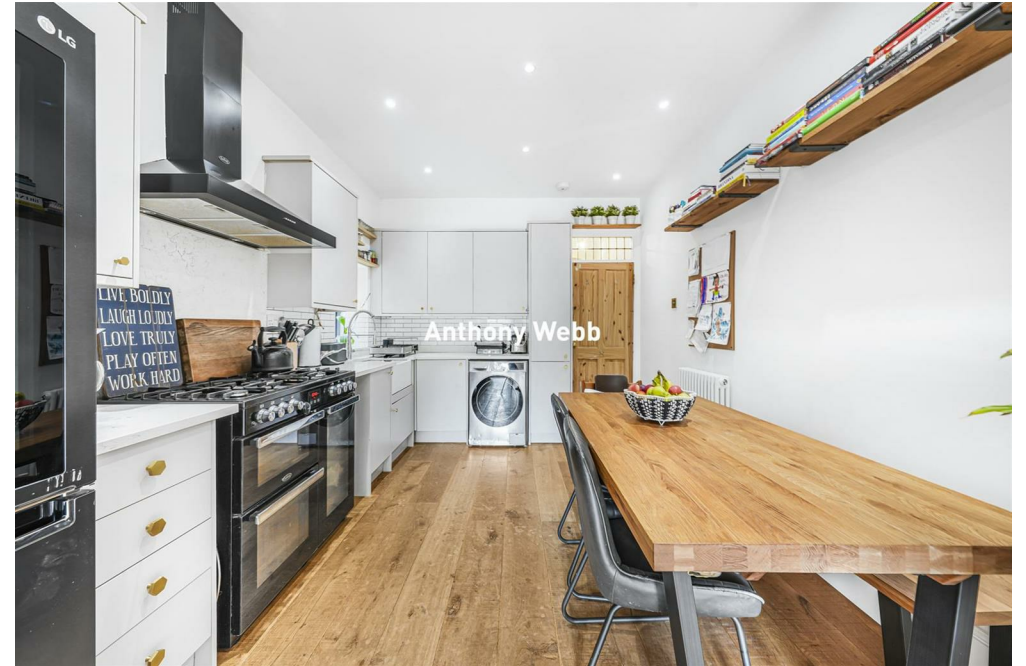
Share of Freehold with underlying remaining lease of 989 years.

Ground rent £0

Service charges £0

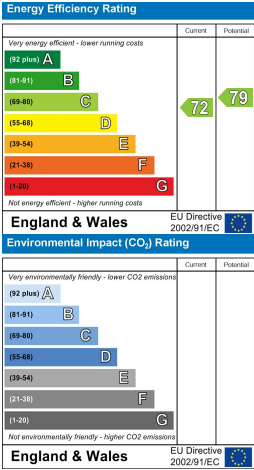
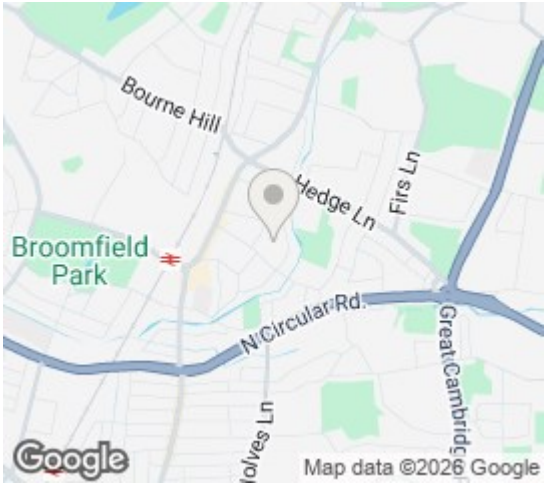
- Two good size bedrooms
- Ground floor Edwardian garden flat
- Open plan living/kitchen space
- Modern fitted kitchen
- Modern bathroom
- Double glazing/gas central heating
- Period features
- Private rear garden



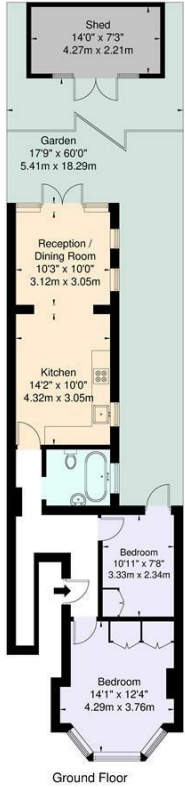


Kingsley Road
Southgate
N13 5PJ

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 654.00 sq ft



Kingsley Road, N13 5PJ
Approximate Gross Internal Area = 60.8 sq m / 654 sq ft
Shed = 9.3 sq m / 100 sq ft
Total = 70.1 sq m / 754 sq ft



Ground Floor

For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

