

# Farndale Avenue, Palmers Green, London

Under Offer (SSTC)

£399,995 (Leasehold)

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**Extended garden flat backing onto allotments. Chain free, with a new lease included.**

Tucked away in a quiet cul-de-sac between Palmers Green and Winchmore Hill, this extended two-bedroom, two-bathroom garden flat is offered chain free and with the full benefit of a newly extended lease.

The highlight is the rear extension, which has created a superb open-plan kitchen and living space with underfloor heating. A Velux skylight draws in natural light, while bi-fold doors open straight onto the private garden. The kitchen has a matching range of wall and base units, an electric oven and hob, and an integrated dishwasher, with an electric feature fireplace adding warmth to the living area.

The principal bedroom sits to the front with a bay window and is served by the main bathroom, which has a bath with shower over. The second bedroom also benefits from underfloor heating and has its own en-suite with walk-in shower, ideal for sharers or guests. A plumbed utility cupboard in the entrance lobby keeps laundry out of the living space.

Outside, the private rear garden has a patio, lawn, outside tap, external power point and an original brick-built store, and backs onto allotments for an open, green outlook.

Green Lanes is close by, with independent cafés, restaurants and everyday shops, while the Sainsbury's superstore at Green Lanes, Winchmore Hill, covers the weekly shop. Families will appreciate the proximity of Highfield Primary School on Highfield Road, which takes children from nursery through to Year 6.

The seller has agreed terms with the freeholder to extend the lease by 90 years at a peppercorn ground rent, completing at the same time as the sale, so the buyer benefits from day one. Whether you're a first-time buyer or an investor, early viewing is strongly advised.

Tenure: Leasehold
Term Remaining: 174 years (on completion)
Ground Rent: Peppercorn
Service Charge: £499.52 a year
Local Authority: Enfield
Council Tax Band: B

## Entrance Lobby
UPvC door to side aspect, radiator, built in plumbed utility cupboard, meter cupboard, doors to:

## Bathroom
Double glazed opaque window to side aspect, low flush w/c, hand basin with mixer tap and storage under, heated towel rail, bath with mixer tap and shower over.

## Bedroom 1
Double glazed bay window to front aspect, radiator, wall light, ample power points.

## Extended Open Plan Living Room & Kitchen
Bi fold doors onto private garden, remote operated Velux skylight, matching range of wall and base units with work surfaces over, electric hob, electric oven, 1 1/2 sink and drainer with mixer tap, integrated dishwasher, boiler cupboard, spotlights, electric feature fire place, underfloor heating, radiator, door to:

## Bedroom 2
Double glazed window to rear aspect, spotlights, underfloor heating, door to:

## En-suite
Double glazed opaque window to side aspect, low flush w/c l, hand basin with mixer tap and storage under, walk in shower cubicle, heated towel rail, spotlights, extractor fan.

## Private Garden
Patio area, lawned area, external power point, outside tap, original brick-built storage shed.

## Disclaimer
Viewings: In consideration of the current owner/occupants, please note:










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a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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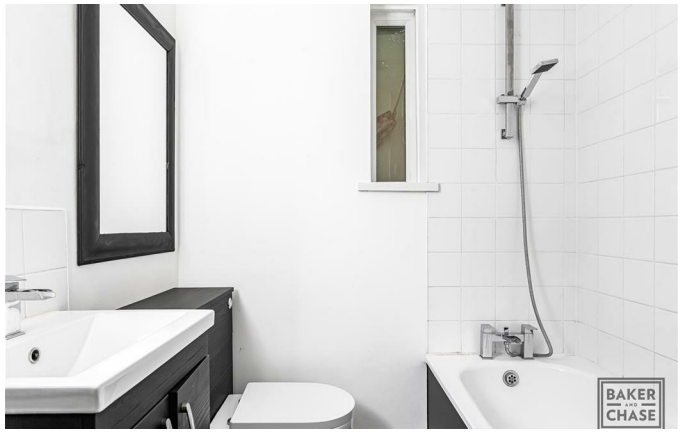





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Approximate Gross Internal Area 720 sq ft - 67 sq m




Ground Floor

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.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: B

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