



Belmont Avenue, Palmers Green, London, N13
Chain Free £525,000 Share of Freehold

Anthony Webb
ESTATE AGENTS

Belmont Avenue, Palmers Green, London, N13

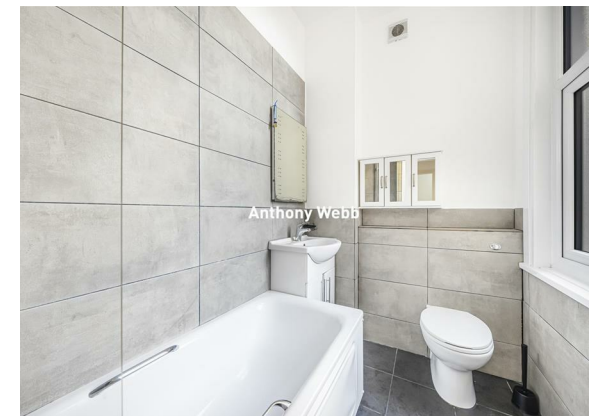
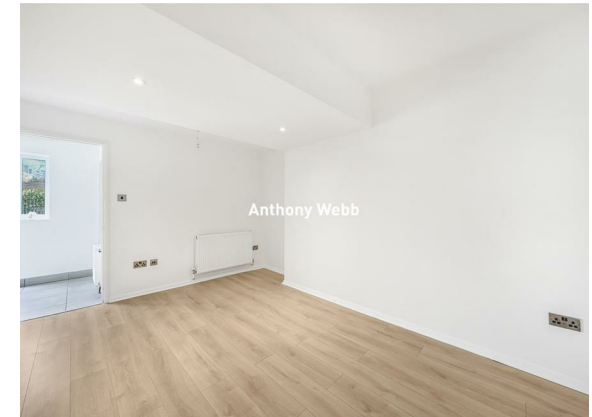
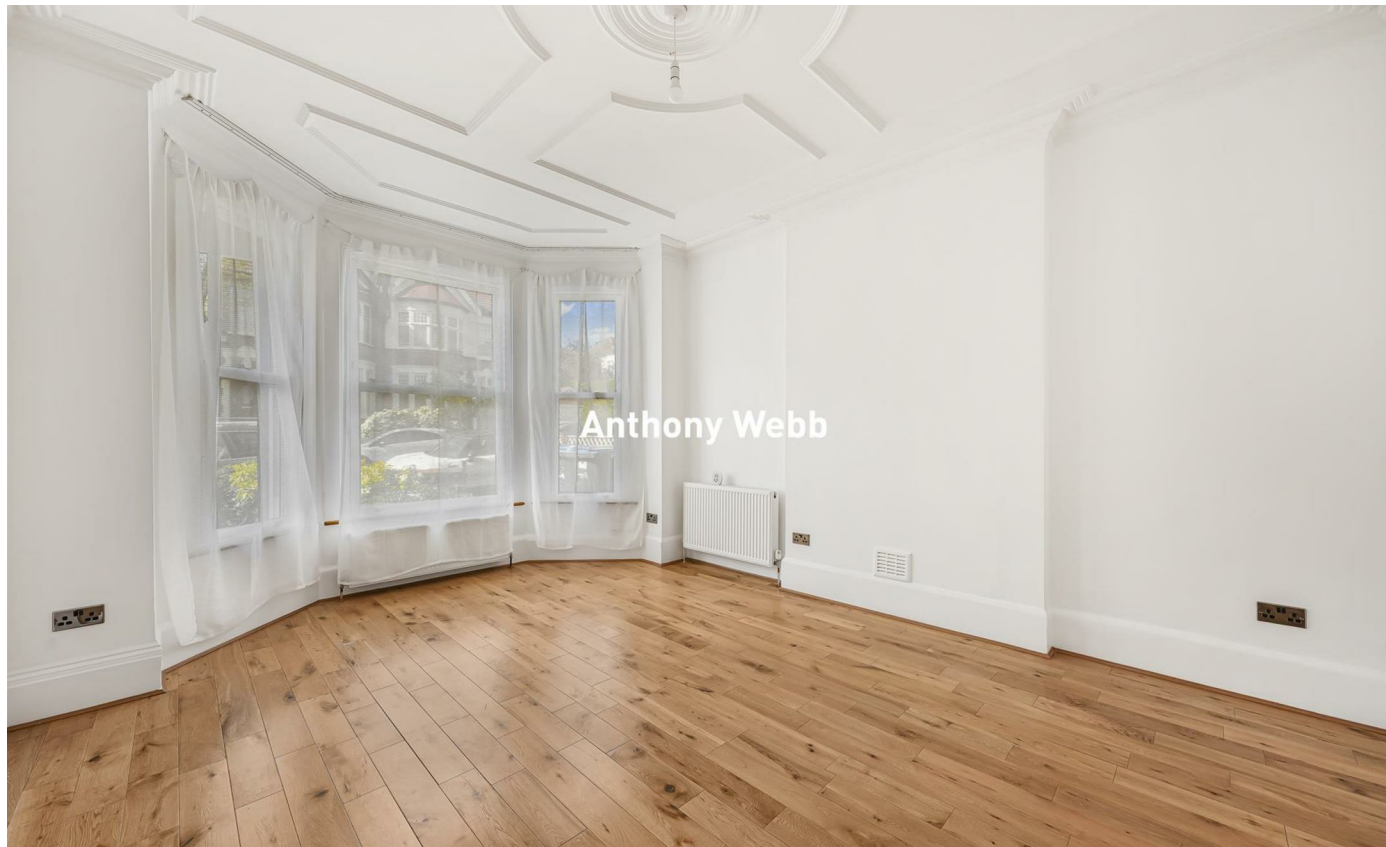
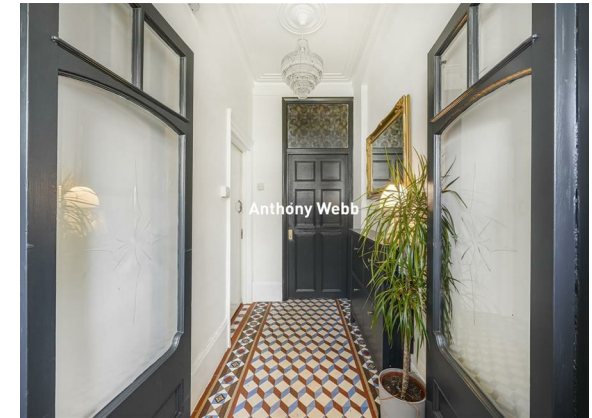
A fantastic split level two/three bedroom converted garden flat occupying the entire ground floor and basement of this Edwardian semi-detached period building. This chain free property offers an impressive 1077sq ft of bright and well appointed living space within a moments walk of Broomfield Park.

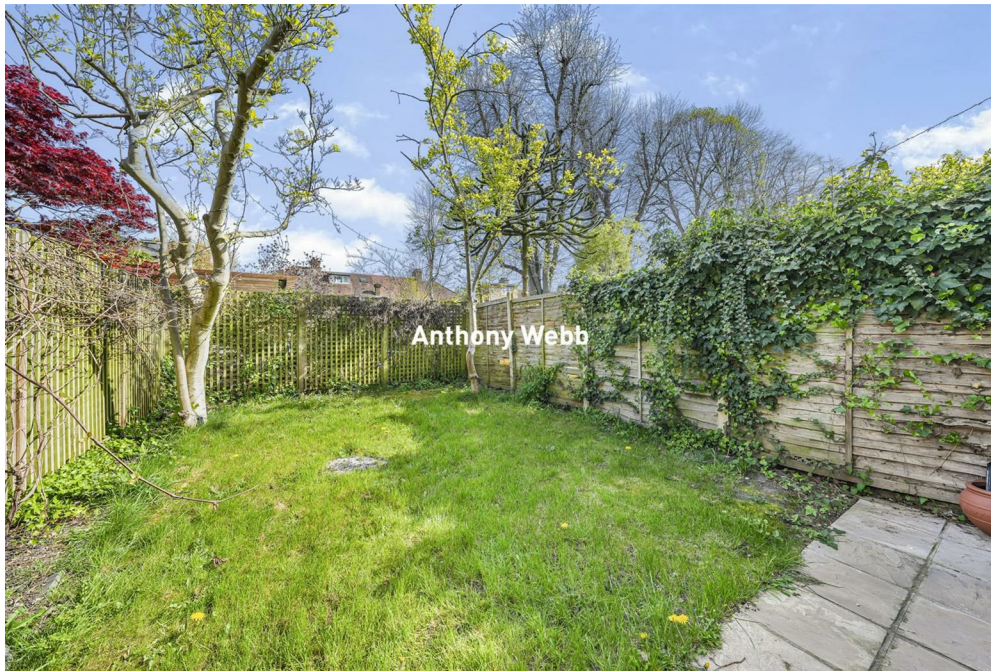
Belmont Avenue is located in the heart of Palmers Green providing a wealth of local shops, cafes and restaurants along Aldermans Hill and Green Lanes. Palmers Green mainline station offers convenient access to London via Moorgate with Southgate tube station a short bus ride way.

Secure communal entrance and hallway with period tiled floor • Spacious reception with original ceiling feature, wood floor and large bay window • Modern kitchen/diner with island/breakfast bar, reverse osmosis water filter and door to terrace • Modern bathroom • Two bedrooms on ground level • The basement level offers a further reception/bedroom and modern bathroom with door out to own private rear garden • Double glazing • Gas central heating • Shared side access.

Share of Freehold
Remaining lease 900+years
Ground rent-N/A
Service charges-N/A
Enfield Council Tax Band D

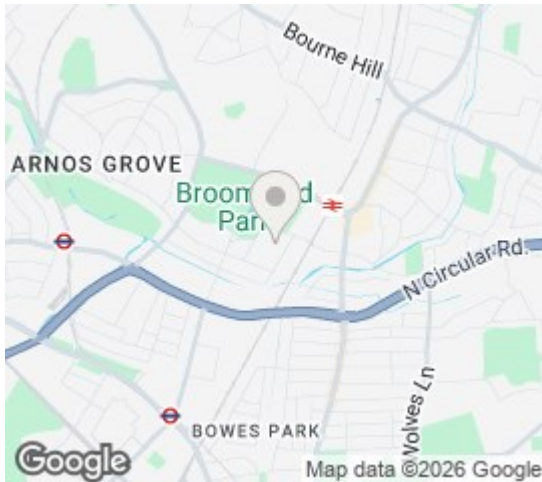
- Two/three bedrooms
- Split level ground floor+basement
- Edwardian converted flat
- Spacious living room
- Modern kitchen/diner with terrace
- Two modern bathrooms
- Double glazing/gas central heating
- Private rear garden





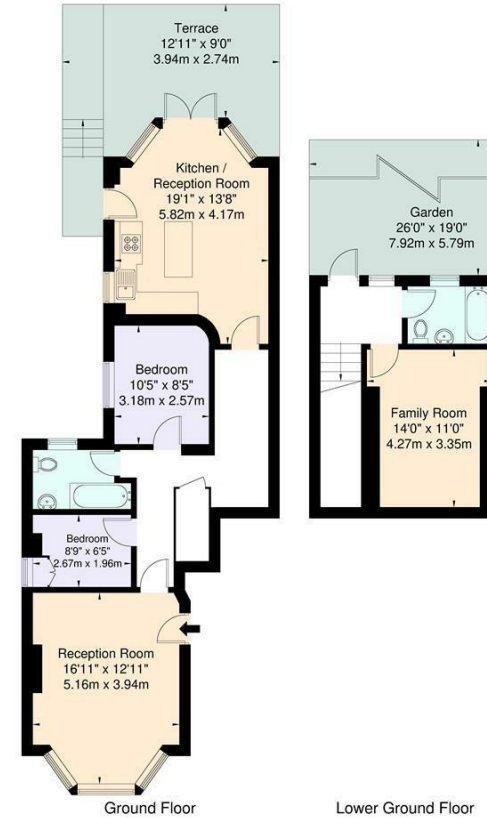
Belmont Avenue Palmers Green London N13 4HD

Tenure: Share of Freehold
Gross Internal Area: 1077.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft



For Illustration Purposes Only - Not To Scale
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