



Sidney Avenue, London, N13
Chain Free £349,950 Leasehold

Anthony Webb
ESTATE AGENTS

Sidney Avenue, London, N13

Brand new converted one double bedroom Edwardian ground floor flat located in the heart of Palmers Green/Bowes Park. Would be ideal for a first time buyer or buy to let investor (could achieve in the region of £1500-£1600pcm)

Sidney Avenue is ideally located off Green Lanes, close to shops, restaurants, bus routes and stations including Palmers Green, Bowes Park and Wood Green underground.

The property has been beautifully converted to a high standard and benefits from a modern kitchen/dining area with, bright reception area with sliding doors to own private garden, contemporary bathroom, double bedroom with bay window, heating/hot water is provided by an energy efficient heat pump, double glazing, secure communal entrance and own private rear garden with decked area.

The property is offered with a new lease of 999 years. The freeholder will be offering the share of freehold in the near future.

Ground rent-£0

Service charges-T.B.C

Council Tax band TBC

- Chain free
- One double bedroom
- Victorian converted flat
- Modern kitchen/dining area
- Bright reception room
- Contemporary bathroom
- Private garden
- Gas central heating + Double glazing



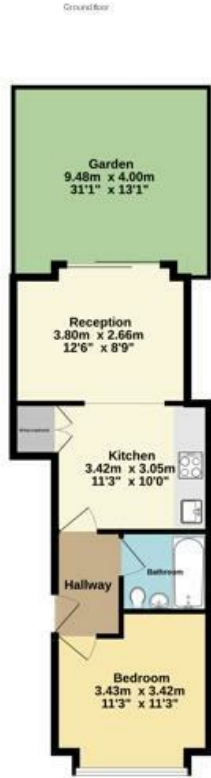


Sidney Avenue
London
N13 4UY

Tenure: Leasehold
Gross Internal Area: 452.00 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		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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

Anthony Webb
ESTATE AGENTS