



Sidney Avenue, London, N13
Chain Free £290,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Sidney Avenue, London, N13

Brand new refurbished one double bedroom Victorian second floor loft 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 £1450-£1500pcm)

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 modernised to a high standard and benefits from an open plan modern fitted living/kitchen/diner space with appliances, modern shower room, bedroom, electric heating, double glazing/sky lights, wood floors, solar panels and secure communal entrance.

The property is offered with a share of the freehold and a new lease of 999 years
Ground rent-£0
Service charges-£0
Council Tax band C

- One bedroom loft apartment
- Open plan living, kitchen, dining space
- Brand new refurbishment
- Modern kitchen with appliances
- Modern shower room
- Electric heating/solar panels
- Eaves storage space
- Secure communal entrance





Sidney Avenue London N13 4UY

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 485.00 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		
(15-48) D		
(9-34) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 45.0 sq.m (104 sq.ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with SketchUp 2020

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