



**BELMONT AVENUE, LONDON, N13**  
**£525,000 SHARE OF FREEHOLD**

**A LIGHT AND SPACIOUS THREE-BEDROOM SPLIT-LEVEL FLAT WITH A PRIVATE GARDEN, IN EASY REACH OF BROOMFIELD PARK, AND PALMERS GREEN OVERGROUND TO MOORGATE.**

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## DESCRIPTION:

A superb split-level flat boasting just over 1,200 Sq.ft. of gross floor area across the first and second floors of a semi-detached period house in a sought-after location. Offered with a share of the freehold and no onward chain. The property is located moments from Broomfield Park and within easy reach of Palmers Green mainline BR station (to Moorgate).

The first floor features a generously sized reception room with a focal point fireplace and built-in shelving and storage, plus space for a dining table. There is also an attractive fitted kitchen with triple-aspect windows, two well-proportioned bedrooms, and a family bathroom with a four-piece suite. The second floor offers an impressive 20'2" wide principal bedroom with eaves storage and an en-suite bathroom. Outside, you will find a private rear garden measuring 36'x26'9", with gated access at the side of the building.

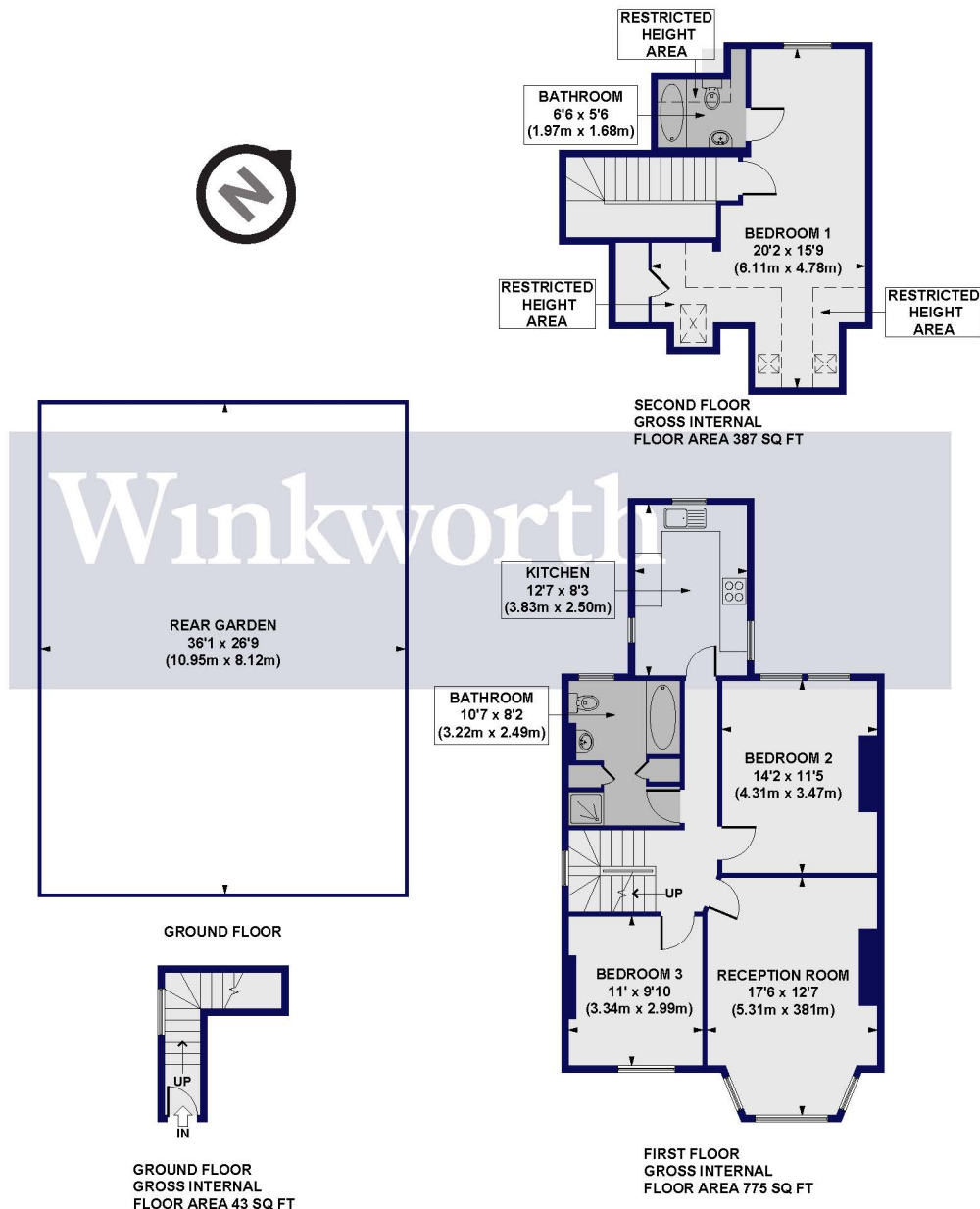
We highly recommend a viewing to fully appreciate the light and space this lovely flat offers.





# Belmont Avenue, N13

Approx. Gross Internal Floor Area 1205 sq. ft / 111.95 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 1112 sq. ft / 103.35 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Share of Freehold

**Term:** Appx. 1086 years remaining

**Service Charge:** N/A

**Ground Rent:** N/A

**Council Tax:** London Borough of Enfield – Band D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

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