



ULLESWATER ROAD, N14
£520,000 SHARE OF FREEHOLD

AN IMPRESSIVE FIRST FLOOR FLAT WITH TWO DOUBLE BEDROOMS, PRIVATE REAR GARDEN, AND SHARE OF FREEHOLD, LOCATED CLOSE TO BROOMFIELD PARK AND A BUS SERVICE TO SOUTHGATE TUBE.

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DESCRIPTION:

A spacious two-double-bedroom flat with a share of freehold and a private garden, enviably situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station (to Moorgate), a short stroll to Broomfield Park, and an excellent selection of cafes and restaurants along Aldermans Hill and Green Lanes.

Arranged over the entire first floor of a semi-detached Edwardian conversion, the property boasts just under 800 Sq. ft of light and airy accommodation with high ceilings and a long split-level landing leading to all rooms.

An impressive reception room is located at the front of the flat, featuring a character cast-iron fireplace and a bespoke unit with shelving built into one of the alcoves. The kitchen is fitted with modern units, and the bathroom is fully tiled with a four-piece suite. The bedrooms are located at each end of the flat and are both double in size. The rear bedroom benefits from a fitted wardrobe and a garden view.

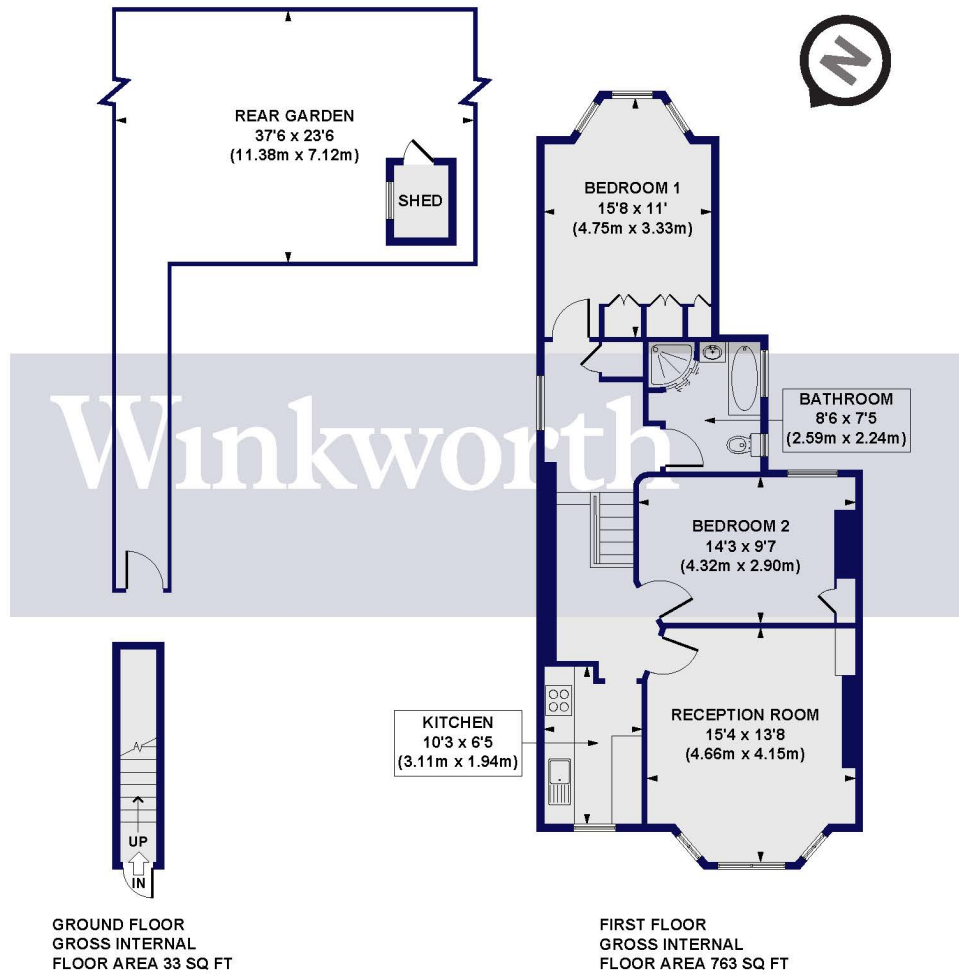
Externally, there is a private, 37'6x23'6 south-easterly aspect rear garden, plus a share of the front garden.

We highly recommend an internal viewing to fully appreciate the space and standard of accommodation this beautiful flat offers.

- Tenure: Share of Freehold
- Underlying Lease Term: Approximately 148 years remaining (189 years from 18th March 1983)
- Service Charge: N/A
- Ground Rent: N/A
- Council Tax: London Borough of Enfield - Band D

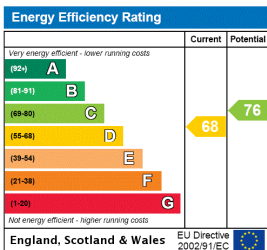


Ulleswater Road, N14
Approx. Gross Internal Floor Area 796 sq. ft / 73.96 sq. m



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.



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