



LILY WAY, N13
£365,000 LEASEHOLD

A LARGER THAN USUAL ONE-BEDROOM GROUND FLOOR FLAT WITH A PRIVATE PATIO AND A PARKING SPACE, IN A CONVENIENT LOCATION.

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DESCRIPTION:

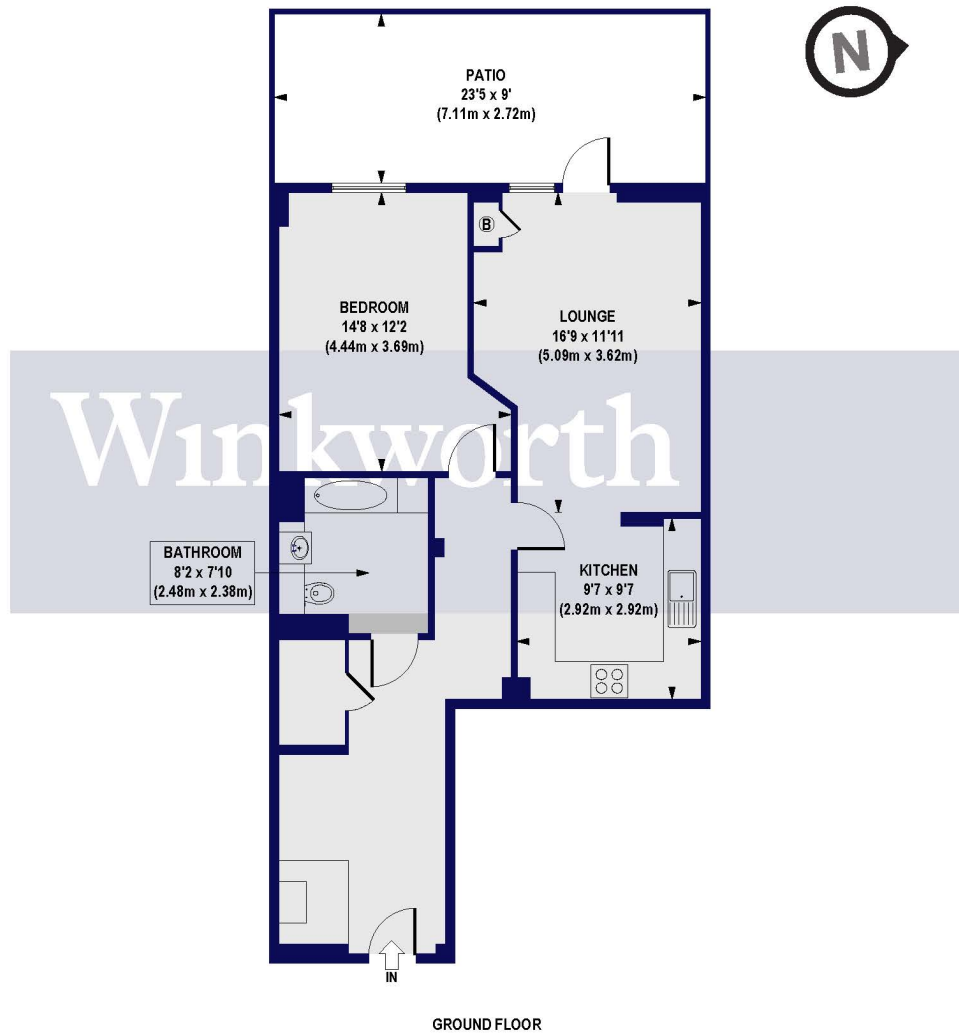
A superb ground-floor flat boasting larger-than-usual accommodation in a modern and well-maintained development constructed in 2018. The property has been designed with wheelchair users in mind, therefore offering extremely spacious and practical accommodation with the added benefit of a private patio garden and a covered allocated parking space. Additional benefits include a private entrance, an impressive 16'9 long lounge, and an attractive fitted kitchen with integrated appliances at one end, along with a generously sized double bedroom and a contemporary-style bathroom. The property is conveniently located approximately half a mile from Bounds Green tube station (Piccadilly line) and Bowes Park rail station (to Moorgate), and close to bus links to Wood Green and Southgate. You will also find the popular Broomfield Park within easy reach, as well as excellent shopping amenities and eateries along Green Lanes. We highly recommend an internal viewing to fully appreciate the space and standard of accommodation this beautiful flat offers.

- Council Tax: London Borough of Enfield - Band C
- Tenure: Leasehold
- Remaining Lease Term: In the region of 117 years and 7 months (125 years from 29th September 2016)
- Service Charge: £110.87 PCM
- Ground Rent: £300 Per Annum (doubles every 25 years)





Lily Way, N13
Approx. Gross Internal Floor Area 699 sq. ft / 64.96 sq. m



GROUND FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 28/09/2141
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C

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.



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