



CAVERSHAM AVENUE, N13  
OFFERS OVER £500,000 SHARE OF FREEHOLD

A LIGHT AND SPACIOUS THREE-BEDROOM SPLIT-LEVEL FLAT IN A  
DESIRABLE LOCATION CLOSE TO PALMERS GREEN RAIL STATION.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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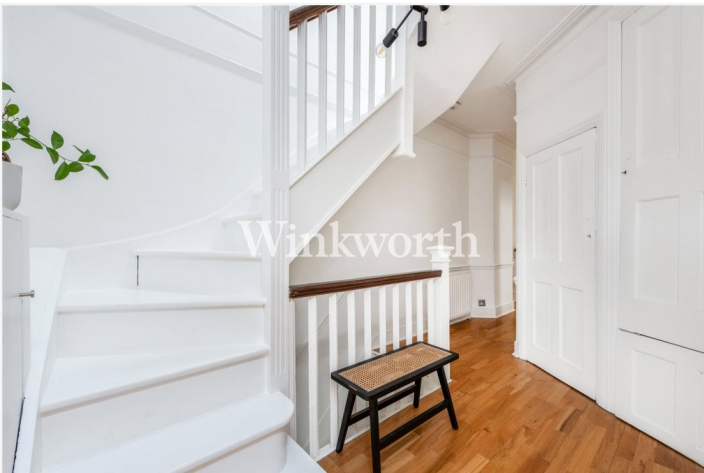
## DESCRIPTION:

A beautifully presented three-bedroom, split-level first-floor flat in a desirable location approximately half a mile from Palmers Green rail station (to Moorgate) and shopping amenities on Green Lanes. You will also find a wealth of open spaces nearby, including Broomfield and Grovelands Parks.

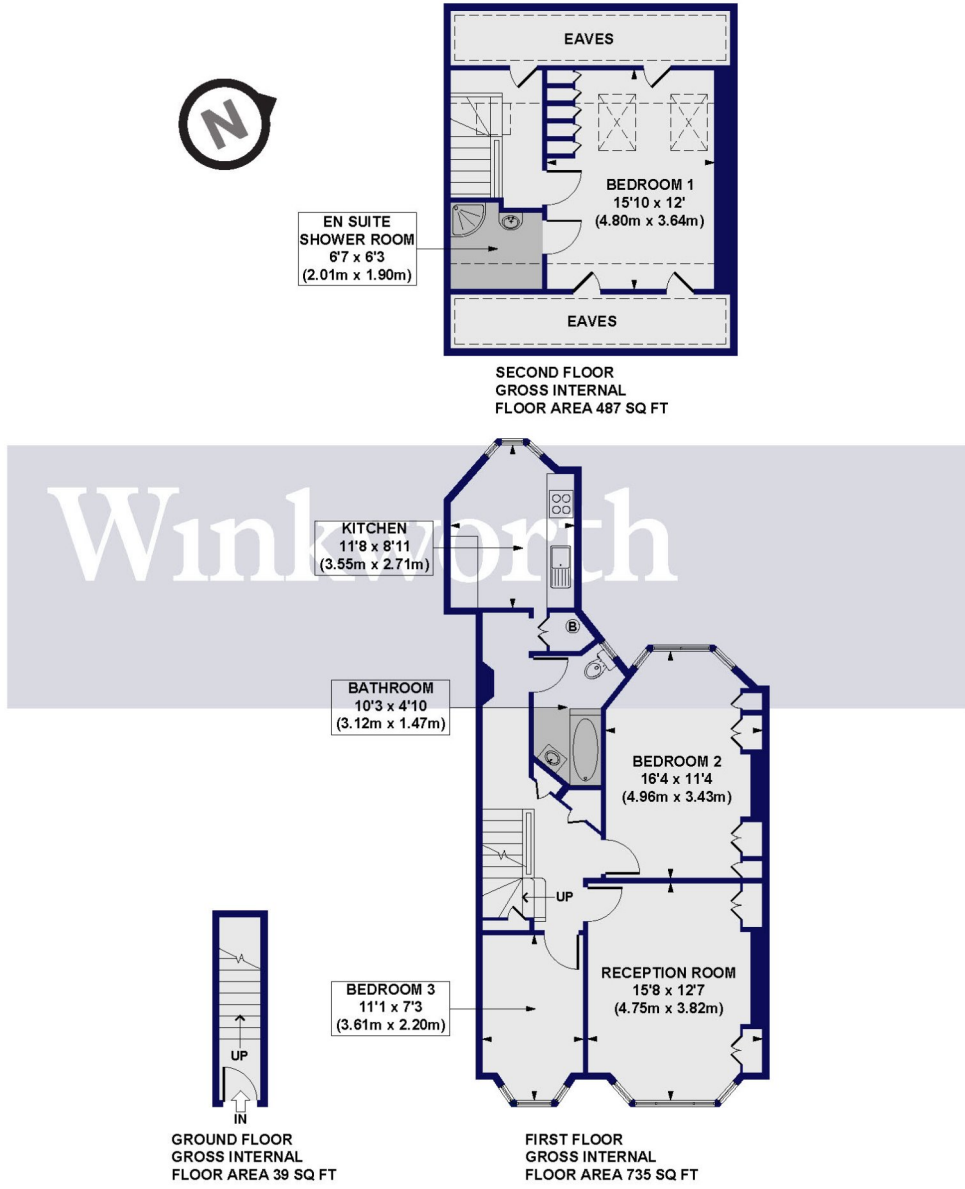
Offered for sale with a share of freehold, the property boasts a total floor area of 1240 Sq.ft, with light and airy accommodation. A spacious landing on the first-floor guides to a generously sized living room at the front of the property with a bay window and a cast iron fireplace, along with bespoke storage and shelving in the alcoves. At the rear of the flat is a stunning kitchen with sleek handleless units, a granite worktop, integrated appliances, and chevron marble floor tiles, plus space for a breakfast table. There is also a contemporary-style bathroom, and two bedrooms, one of which is generously sized double with built-in wardrobes. On the upper floor is an impressive third bedroom, also a double, featuring a fitted wardrobe, an en-suite, and eaves storage.

We highly recommend a viewing to fully appreciate the light and space this fantastic flat has to offer.

- Tenure: Share of Freehold
- Underlying Lease Term: Approximately 963 years remaining (999 years from 25 December 1988)
- Service Charge: N/A
- Ground Rent: N/A
- Council Tax: London Borough of Enfield - Band C



**Caversham Avenue, N13**  
 Approx. Gross Internal Floor Area 1240 sq. ft / 115.16 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	78
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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