



CAVERSHAM AVENUE, N13  
OFFERS IN EXCESS OF £425,000 LEASEHOLD

A SPACIOUS TWO-BEDROOM FIRST-FLOOR FLAT IN A  
DESIRABLE LOCATION, IN EASY REACH OF PARKS  
AND PUBLIC TRANSPORT LINKS.

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## DESCRIPTION:

A light and spacious flat offered for sale chain-free, arranged on the entire first floor of a terraced Edwardian house 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.

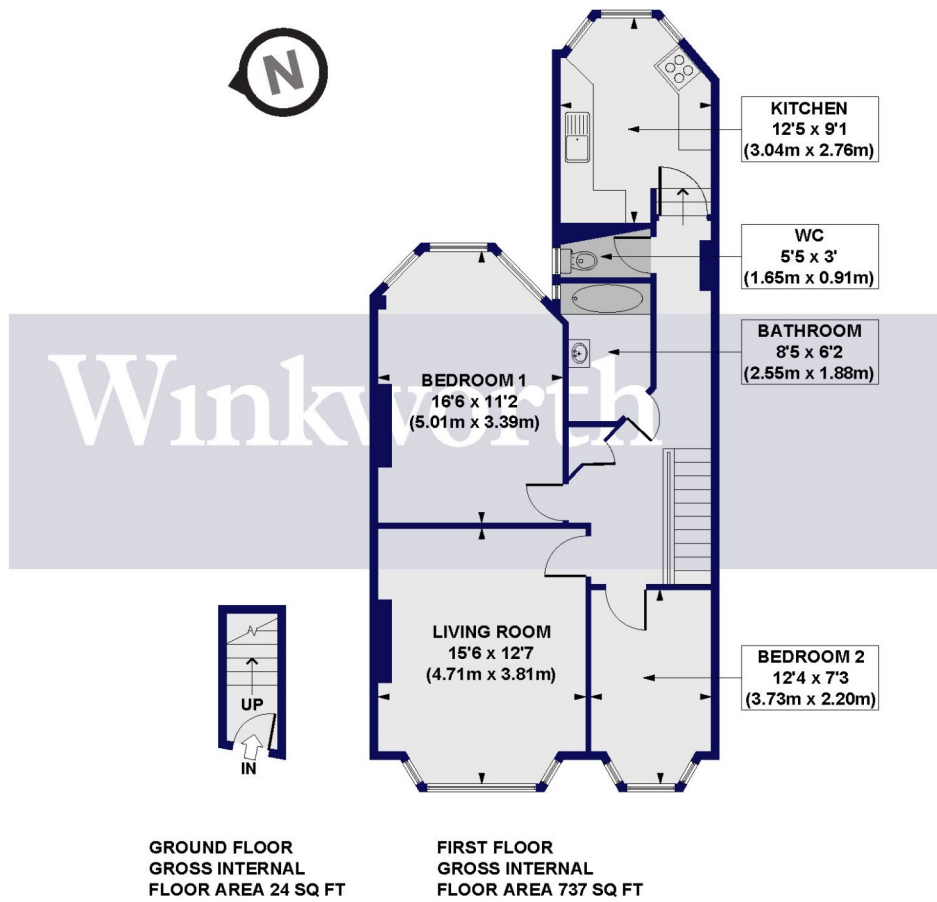
The property enjoys just over 760 Sq.ft of light and spacious accommodation with high ceilings and a private section of the driveway. You will find a generously sized living room with a bay window, a fitted kitchen, well-proportioned bedrooms (one currently used as a dining room), a bathroom, and a separate WC. The property also benefits from a long landing leading to all rooms. We highly recommend a viewing to fully appreciate the space this fantastic flat has to offer.

- Tenure: Leasehold
- Remaining Lease Term: Approximately 119 years remaining
- Service Charge: N/A
- Ground Rent: £300 Per Annum (increasing by £50 every 25 years)
- Council Tax: London Borough of Enfield - Band C





**Caversham Avenue, N13**  
**Approx. Gross Internal Floor Area 761 sq. ft / 70.72 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.

**Tenure:** Leasehold

**Term:** 130 year and 11 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 300 Annually (increasing by £50 every 25 years)

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	81
(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	

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