



EATON PARK ROAD, N13  
£425,000 SHARE OF FREEHOLD

A LOVELY ONE-BEDROOM GROUND FLOOR  
GARDEN FLAT IN A DESIRABLE LOCATION.

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### **DESCRIPTION:**

A beautifully presented garden flat occupying the entire ground floor of a terraced Edwardian house in a desirable location, equidistant to Winchmore Hill and Palmers Green BR stations (with direct routes to Moorgate).

Offered with a share of the freehold, the property boasts over 700 sq. ft. of accommodation with high ceilings. You will find an inviting reception room with a striking corniced ceiling, an ornate fireplace with a coal-effect gas fire, and built-in shelving and cabinetry offering practical storage solutions.

The generously sized kitchen features sleek wall and base units with integrated appliances and under-cabinet lighting. The open layout allows space for a dining area, creating a functional and inviting setting for cooking and dining. A tessellated tiled inner hall off the kitchen leads to a spacious bathroom and a double bedroom with fitted wardrobes and French doors opening to the rear garden.

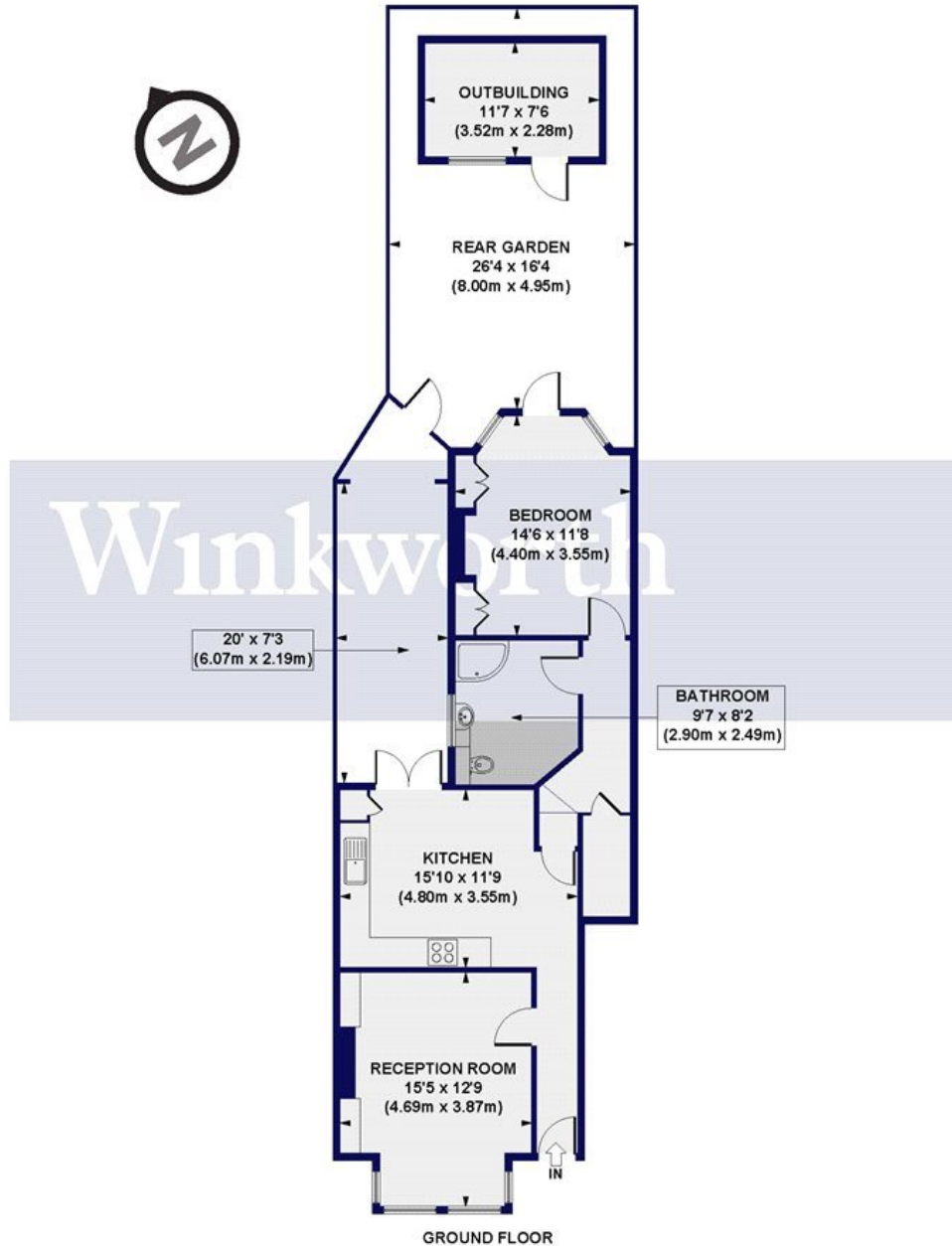
Outside, there is a private, well-maintained rear garden with a large patio and an outbuilding, ideal for use as a home office.



## Eaton Park Road, N13

Approx. Gross Internal Floor Area 795 sq. ft / 73.89 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 709 sq. ft / 65.86 sq. m (Including Outbuilding)



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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
63	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Underlying Lease Term:** Appx. 949 Years remaining

**Service Charge:** N/A

**Ground Rent:** N/A

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