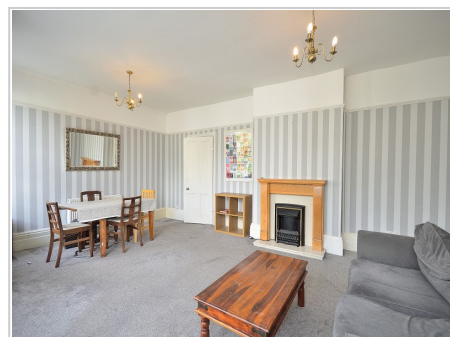
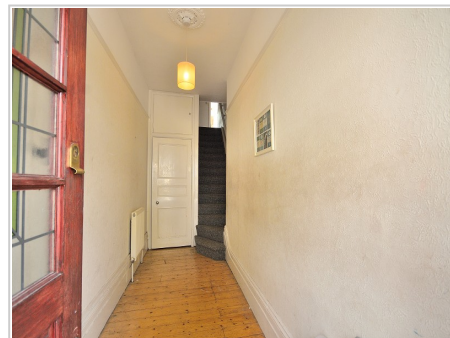


32 Old Park Road
Palmers Green
London.
N13 4RE

545,000



- THREE BEDROOM FIRST FLOOR SPLIT LEVEL FLAT WITH OFF STREET PARKING
- EDWARDIAN CONVERSION WITH PRIVATE ENTRANCE
- ON DESIRABLE LAKES CONSERVATION AREA
- BRIGHT LOUNGE/DINER SPANNING ENTIRE WIDTH OF FLAT
- CONTEMPORARY KITCHEN
- OWN GARDEN ACCESSED VIA SPIRAL STAIRCASE
- SHARE OF FREEHOLD / CHAIN FREE
- FANTASTIC LOCATION MOMENTS FROM HIGH STREET
- CLOSE TO BROOMFIELD PARK AND ARTISAN SHOPS ON ALDERMANS HILL

Ref: PRA10796

Viewing Instructions: Strictly By Appointment Only

General Description

Rarely available this three bedroom first floor split level flat accessed via own front door on sought after Lakes conservation estate with direct access to the rear garden and off-street parking.

Offered with no onward chain this flat provides spacious living arranged over the first and second floors of a semi-detached Edwardian property. There is a contemporary kitchen with breakfast bar/central island with access via spiral stairs to a good sized rear garden. The flat has a beautiful large bright lounge spans the entire width of the property.

Located on a desirable road moments from the pretty Broomfield Park and Aldermans Hill for local shops and cafes. British Rail Palmers Green for links to Finsbury Park (for Piccadilly and Victoria lines) and Moorgate close-by.

Palmers Green High Street is a short walk away and has an abundance of local shops and restaurants and locally there is access to Southgate and Wood Green for London Underground (Piccadilly lines).

Ideally situated, Palmers Green provides easy access to the North Circular Road for links to M25, M11 and A1.

Additional Information:
Enfield Borough Council
Council Tax Band: D

Tenure: Share of Freehold
New lease to be granted 990 years with peppercorn ground rent.

FRONT GARDEN: Off street parking for one car. Paved patio. Porch area. Timber door leading to main front door. Side gate. Cupboard housing electric meter.

ENTRANCE: Hardwood door with side stained glass inset. Door with inset glass panels.

HALLWAY: Timber flooring. Picture rail. Original cornicing. Door leading to storage. Cupboard. Stairs to first floor landing. Radiator.

FIRST FLOOR LANDING: Split level. Carpet. Doors to all rooms. Staircase to second floor. Storage cupboard.

RECEPTION 1: Carpet. Timber double glazed sash window (round bay) to front aspect. Timber double glazed window to front aspect. Feature fireplace with timber surround and marble inset with hearth. Picture rails. Cornicing. 2 x Radiators.

KITCHEN: Vinyl flooring. Fitted wall and base units. Centre island/breakfast bar. Integrated AEG oven (untested). 2 x ring AEG gas hob (untested). AEG brushed steel extractor. Tiled splash back over sink. Integrated washer/dryer. Integrated washing machine. UPVC double glazed door leading to staircase down to rear garden. UPVC double glazed window to rear aspect. Picture rail. Radiator.

BEDROOM 1 (on first floor): Carpet. UPVC double glazed sash window to side aspect. Picture rail. Radiator.

BEDROOM 2: Carpet. Timber sash window to rear aspect. Picture rail. Loft hatch.

SECOND FLOOR LANDING: Carpet. Doors to all rooms.

BEDROOM 3: Carpet. 2 x Velux windows. Storage to eaves. Radiator.

BEDROOM/STUDY: Carpet. Velux window. Radiator.

BATHROOM: Ceramic flooring. Bath with side panel. Glass shower screen. Basin with furniture. Partly tiled walls. UPVC obscure double glazed window to side aspect. Radiator.

SEPARATE W/C: Ceramic flooring. Close coupled W/C. Timber obscure sash window to side aspect. Picture rail.

REAR GARDEN: Access via spiral stairs from kitchen. Pathway to garden. Mature shrubs and trees.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:59

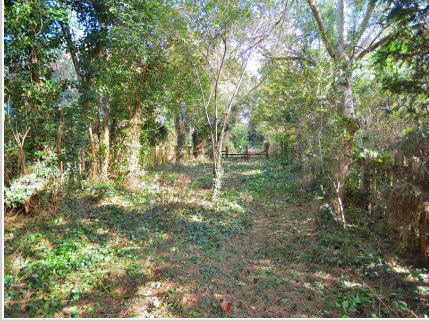
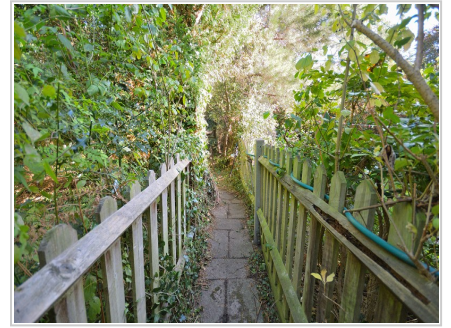
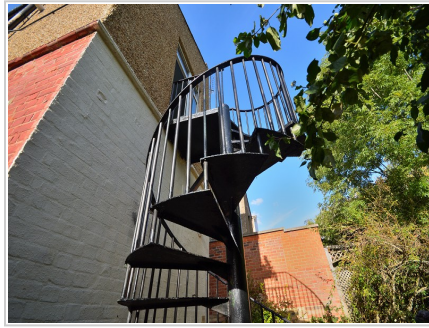
Tenure

We are informed that the tenure is Share of Freehold

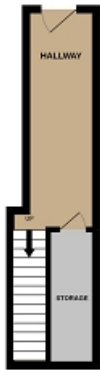
Council Tax

Band D





GROUND FLOOR
1,130 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.