



Eaton Park Road, N13

Offers Over £400,000 *Leasehold*

A beautifully presented split-level flat arranged over the first and second floors of a period terraced house, situated in a sought-after location between Winchmore Hill and Palmers Green overground stations, providing convenient services to Moorgate via Finsbury Park. The property is offered to the market with no onward chain.

KEY FEATURES

2  1  2 

- Split-Level Period Conversion
- Sought-After Location Within Easy Reach of Palmers Green and Winchmore Hill Overground Stations (Direct Services to Moorgate via Finsbury Park)
- No Onward Chain
- Two Double Bedrooms
- Impressive Loft Conversion with Juliette Balcony and En-Suite Shower Room
- Fully Tiled Bathroom



Palmers Green

020 8920 9900 | palmersgreen@winkworth.co.uk

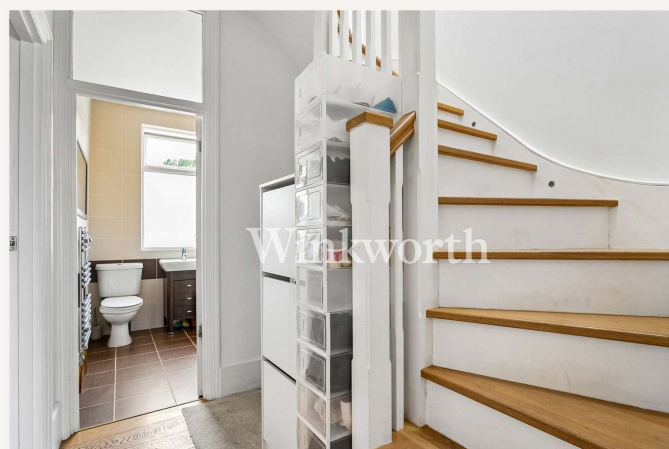
Winkworth

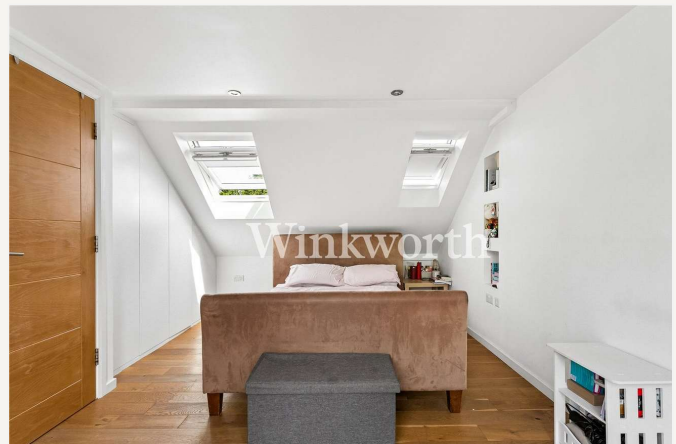
for every step...



The first floor comprises a well-proportioned reception room featuring a bay window and an attractive cast-iron fireplace, with ample space for a small dining table. There is also a fitted kitchen, a spacious double bedroom, and a modern, fully tiled bathroom. The reception room, hallway and loft bedroom all benefit from attractive wooden flooring.

The loft has been skilfully converted to create an impressive 17'8" principal bedroom, featuring double doors opening onto a Juliet balcony with pleasant garden views, recessed lighting, built-in storage, and a contemporary en-suite shower room.





MATERIAL INFO

Tenure: Leasehold

Term: 102 year and 6 months

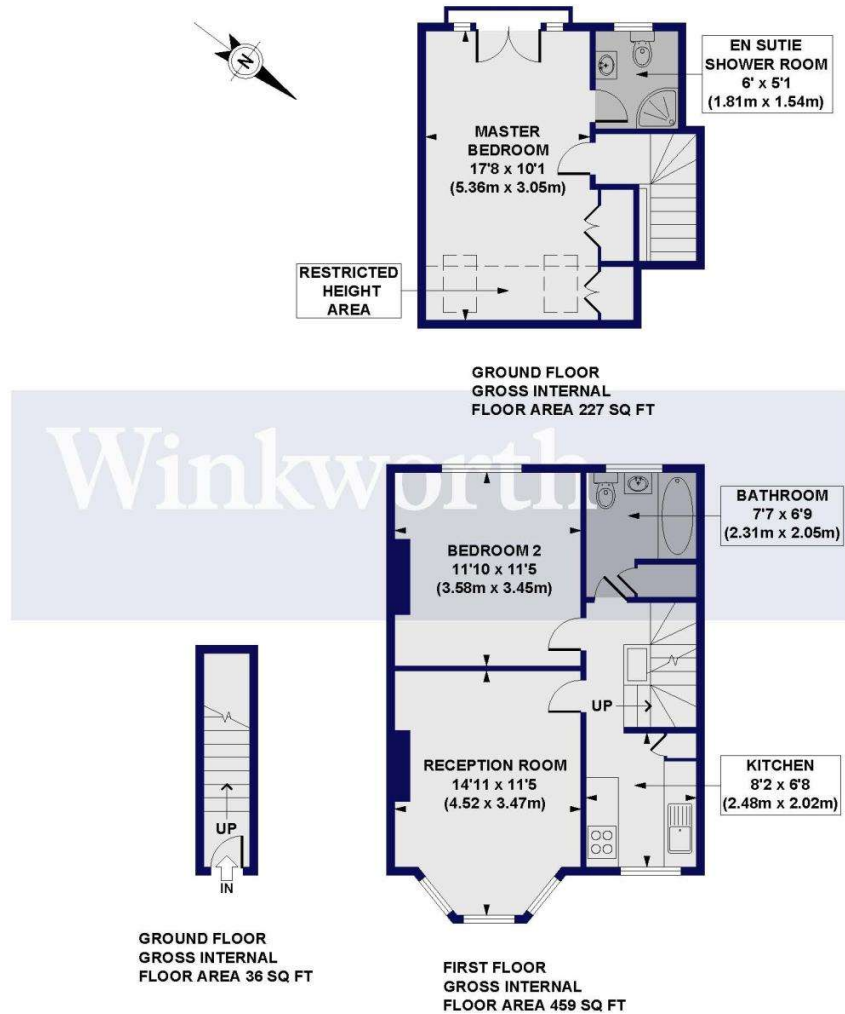
Service Charge: N / A

Ground Rent: £75 Annually (subject to increase)

Council Tax: London Borough of Enfield – Band C

EPC rating: C

Eaton Park Road, N13
Approx. Gross Internal Floor Area 722 sq. ft / 67.12 sq. m
(Excluding Restricted Height Area)



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.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN240333>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Palmers Green

020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.