



Sidney Avenue, Palmers Green, N13
Chain Free £349,950 Leasehold

Anthony Webb
ESTATE AGENTS

Sidney Avenue, Palmers Green, N13

Brand new converted one double bedroom Edwardian ground floor flat located in the heart of Palmers Green/Bowes Park. Would be ideal for a first time buyer or buy to let investor (could achieve in the region of £1500-£1600pcm)

Sidney Avenue is ideally located off Green Lanes, close to shops, restaurants, bus routes and stations including Palmers Green, Bowes Park and Wood Green underground.

The property has been beautifully converted to a high standard and benefits from a modern fitted kitchen with, bright reception area with sliding doors to garden, contemporary shower room, double bedroom with bay window, heating/hot water is provided by an energy efficient heat pump, double glazing, secure communal entrance and own private rear garden with decked area.

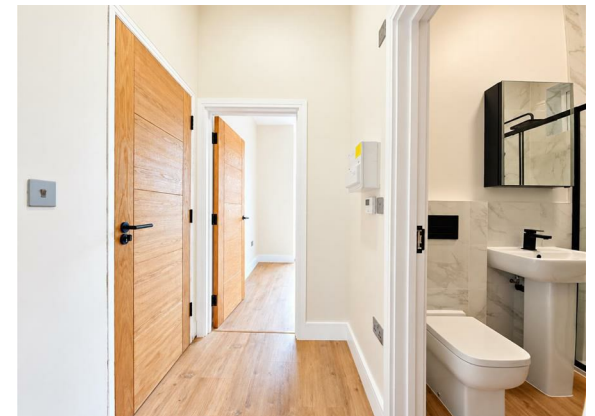
The property is offered with a new lease of 999 years. The freeholder will be offering the share of freehold in the near future.

Ground rent-£0

Service charges-T.B.C

Council Tax band TBC

- Chain free
- One double bedroom
- Edwardian converted flat
- Modern fitted kitchen
- Bright reception room
- Modern shower room
- Private rear garden
- Heating/hotwater via heat pump
+ Double glazing





Sidney Avenue
Palmers Green
N13 4UY

Tenure: Leasehold
Gross Internal Area: 431.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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