

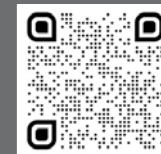
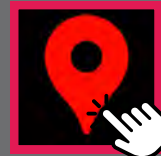
ELMDALE ROAD

PALMERS GREEN - N13

THOMAS
JAMES
ESTATE AGENTS



- TWO BEDROOM CONVERSION
- GROUND FLOOR
- OPTION TO OBTAIN SHARE OF FREEHOLD
- OWN FRONT GARDEN
- CHAIN FREE
- LARGE REAR GARDEN



FOR SALE
OIEO £375,000
LEASEHOLD*

ELMDALE ROAD

PALMERS GREEN - N13

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2 BEDROOM APARTMENT

OFFERS IN EXCESS OF £375,000 - CHAIN FREE

IN BRIEF

This two bedroom apartment is conveniently located just a few minutes' walk from wide range of shops and amenities at Palmers Green Triangle, including the train station. Occupying the entire ground floor of a handsome Edwardian semi, it offers lots of space both inside and out, with a front garden and 80 ft rear garden, and plenty of potential to add value.

PROPERTY DESCRIPTION

Set back from the street behind a low wall and front garden, an attractive tiled path leads to the sheltered porch. The property entrance lies beyond a shared front door and hall.

Inside, the generously sized hallway has doors to the living room, kitchen and bathroom, and both bedrooms. The living room is ideally located at the rear of the property, with garden views and direct access to the garden terrace via glazed double doors, and space for both lounge and dining areas.

The separate kitchen is well-equipped, with a range of wall and floor cupboards that house a combination of freestanding and integrated appliances. The monochrome décor includes a smart metro-tiled splashback.

The main bedroom is a very spacious 12'11" by 11'10". This has lots of period charm, with a large and sunny, south-facing bay window, a stripped wood floor, and ornate ceiling corning. It easily accommodates a large double bed and bedroom furniture. The second bedroom is also a good size, measuring 11'8" by 6'7". This is centrally located in the apartment, with views along the side return section towards the rear garden. The fully tiled bathroom has a bath with a mixer shower, a washbasin console, and a freestanding WC.

COUNCIL TAX BAND: C
Enfield Council

EPC RATING: E

LEASE 167 YEARS
PEPPERCORN G/R
LEASEHOLD WITH THE
OPTION TO OBTAIN SHARE
OF FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

Outside, the 80 ft long garden has a paved terrace that wraps around the rear of the house and is otherwise lawned. This is a fabulous space, with lots of scope for adding planting and plenty of space for a substantial garden studio. The property could potentially be extended to the rear, subject to planning permission.

The apartment is in the heart of friendly Palmers Green, less than half a mile from all the amenities of Palmers Green Triangle, including the station.

Palmers Green station, a ten minute stroll away, has regular 22-minute train journeys to King's Cross. Or you can hop on the Piccadilly Line at Bounds Green, just less than a mile from your door.

Road links are excellent, with the North Circular Road just one minute by car and numerous bus routes along nearby Green Lanes.

There are plenty of high quality green spaces nearby, ranging from lovely Broomfield Park and Arnos Park within easy walking distance, to Grovelands Park and the extensive Trent Park both within a 10-15 minute drive.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

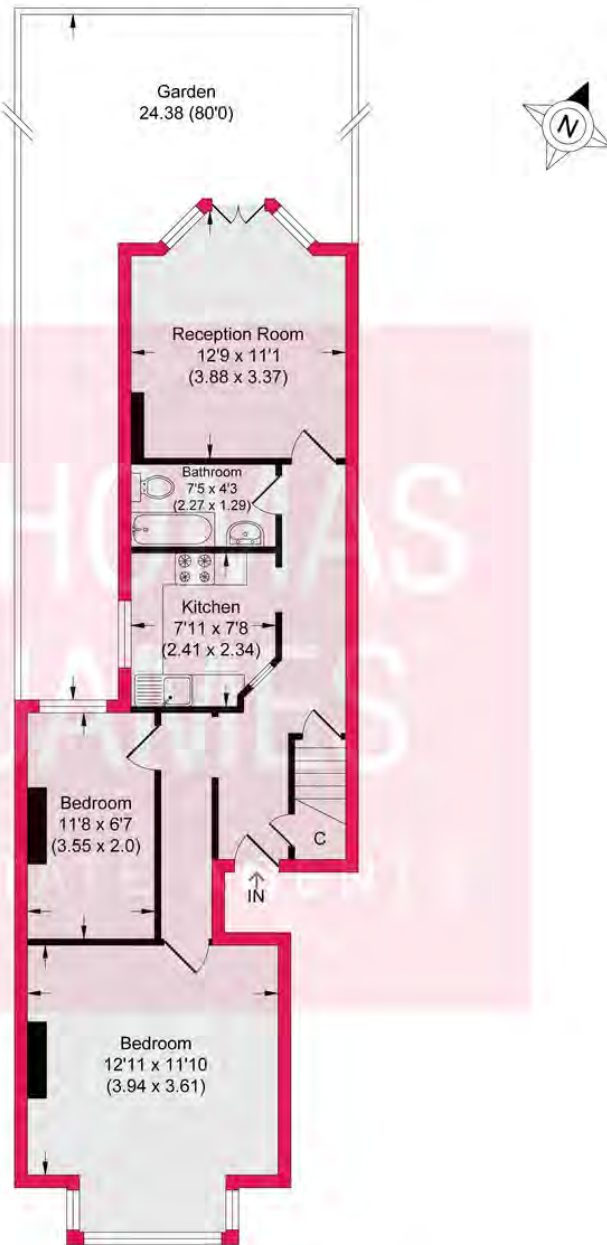
TRANSPORT



TRANSPORT



Ground Floor
57.07 sq.m. (614.29 sq.ft.) approx.



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TOTAL FLOOR AREA : 57.07 sq.m. (614.29 sq.ft.) approx.

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