

KINGSLEY ROAD

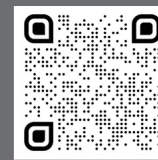
PALMERS GREEN - N13

THOMAS
JAMES
ESTATE AGENTS



- TWO BEDROOM CONVERSION
- GROUND FLOOR
- LARGE PRIVATE GARDEN

- RENOVATED THROUGHOUT
- CLOSE TO PALMERS GREEN STATION
- VIBRANT INDEPENDENT HIGH STREET



FOR SALE
£475,000
SHARE OF FREEHOLD

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2 BEDROOM APARTMENT

£475,000 SHARE OF FREEHOLD

IN BRIEF

This two bedroom apartment in Palmers Green is full of character and has lots of space both inside and out, with front and rear gardens, and a garden studio. It's ideally located, with easy access to shops, green spaces, and the train station.

PROPERTY DESCRIPTION

The scene is set by the handsome exterior of the property, with its encaustic tiled pathway and covered porch. Once inside, the unique character of the apartment is evident, combining original features and elegant proportions with modern design and materials.

The apartment has a considered layout, with the bedrooms at the front of the property, the bathroom in the middle, and a large open plan living area at the rear. This is a stunning room, filled with light from the skylights and bifold doors that frame a lovely view of the garden and open onto the raised deck. The kitchen area is fitted with smart two-tone handleless cabinets that house discreet integrated appliances, provide an ample worktop area, and leave plenty of space for a large dining table opposite. The adjacent lounge area is a lovely space to relax, with a seamless connection to the large deck and garden beyond.

The main double bedroom at the front of the property has a traditional elegance thanks to a large bay window, and plenty of space for a large double bed, wardrobes and bedroom furniture.



COUNCIL TAX BAND: C
Enfield Council

EPC RATING: D

SHARE OF FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

Both this and the second bedroom, which has a window to the rear, are carpeted for comfort. The charming bathroom is a perfect mix of vintage and contemporary style, with white metro-tiled walls and a traditional freestanding washbasin and WC complemented, Moroccan-pattern floor tiles and a large corner shower. The room is flooded with natural light from an obscured glass window which also provides ventilation.

The property has been sympathetically renovated throughout, retaining the best of the original features and combining these with high quality fixtures and fittings. Wood floors and doors sit alongside school-style radiators and downlighters, and predominantly white décor emphasises the light and airy ambience.

Outside, the 60 ft east-facing garden has been landscaped to provide areas of decking, lawn and planting, with a gravelled path that leads to the garden studio, ideal for use as a workspace. The property comes with a share of the freehold.

LOCAL AREA

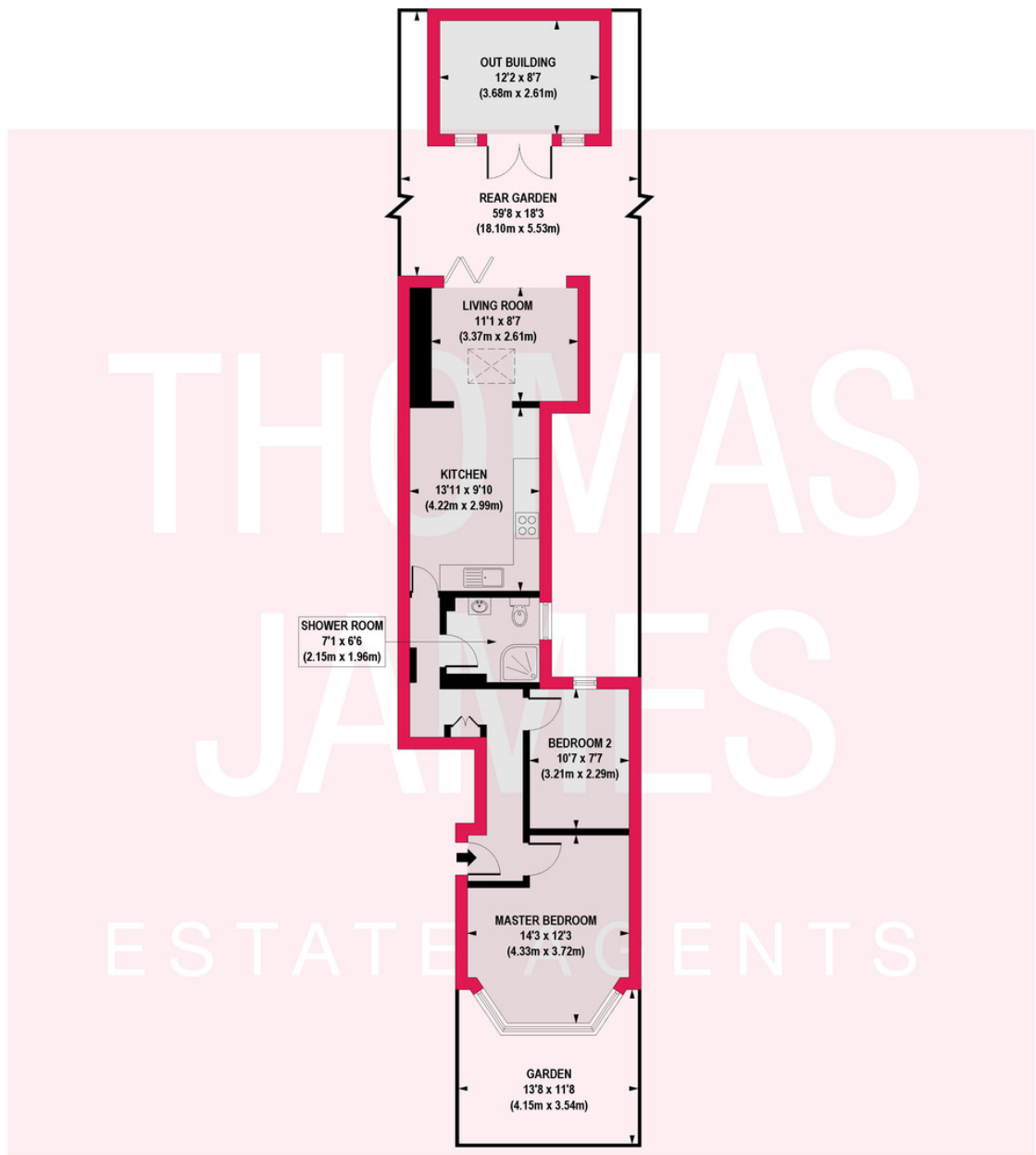
- It's a mere ten minute walk to the thriving centre of Palmers Green, with its many shops, cafes and town centre amenities.
- Palmers Green train station has regular direct 29-minute journeys to Moorgate in the City and, if you're driving. It's just five minutes to the North Circular Road and the A10.
- There are lots of great green spaces within walking distance, including Hazelwood recreation Ground, and award-winning Broomfield Park and Grovelands Park

VIDEO



TRANSPORT





GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 711 sq. ft / 66.04 sq. m (Including Out Building)
 APPROX. GROSS INTERNAL FLOOR AREA 608 sq. ft / 56.44 sq. m (Excluding Out Building)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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