



Moffat Road, N13 4SA

£499,995 FREEHOLD

A fantastic opportunity to acquire this 2 double bedroom bright and airy ground floor Victorian Conversion in Palmers Green. This beautifully presented property with underfloor heating throughout boasts two spacious double bedrooms, with a beach house feel to the master bed, down the corridor a full bathroom suite leading to an L shaped open plan kitchen with a custom sourced marble worktop, fitted Bosch appliances and tri-fold doors leading out to a garden with raised decking and luscious lawn; perfect for al fresco summer dining that the owner has sole use of. A private off street parking space accessible from the back of the garden. The second bedroom boasts 11ft built in wardrobes and has a smaller courtyard garden via French doors. A separate utility room just off the open plan kitchen conveniently tucks away the fridge-freezer, washing machine and dryer. Perfectly Located close to coveted local schools, amenities and with ample transport links including tube and railway lines.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

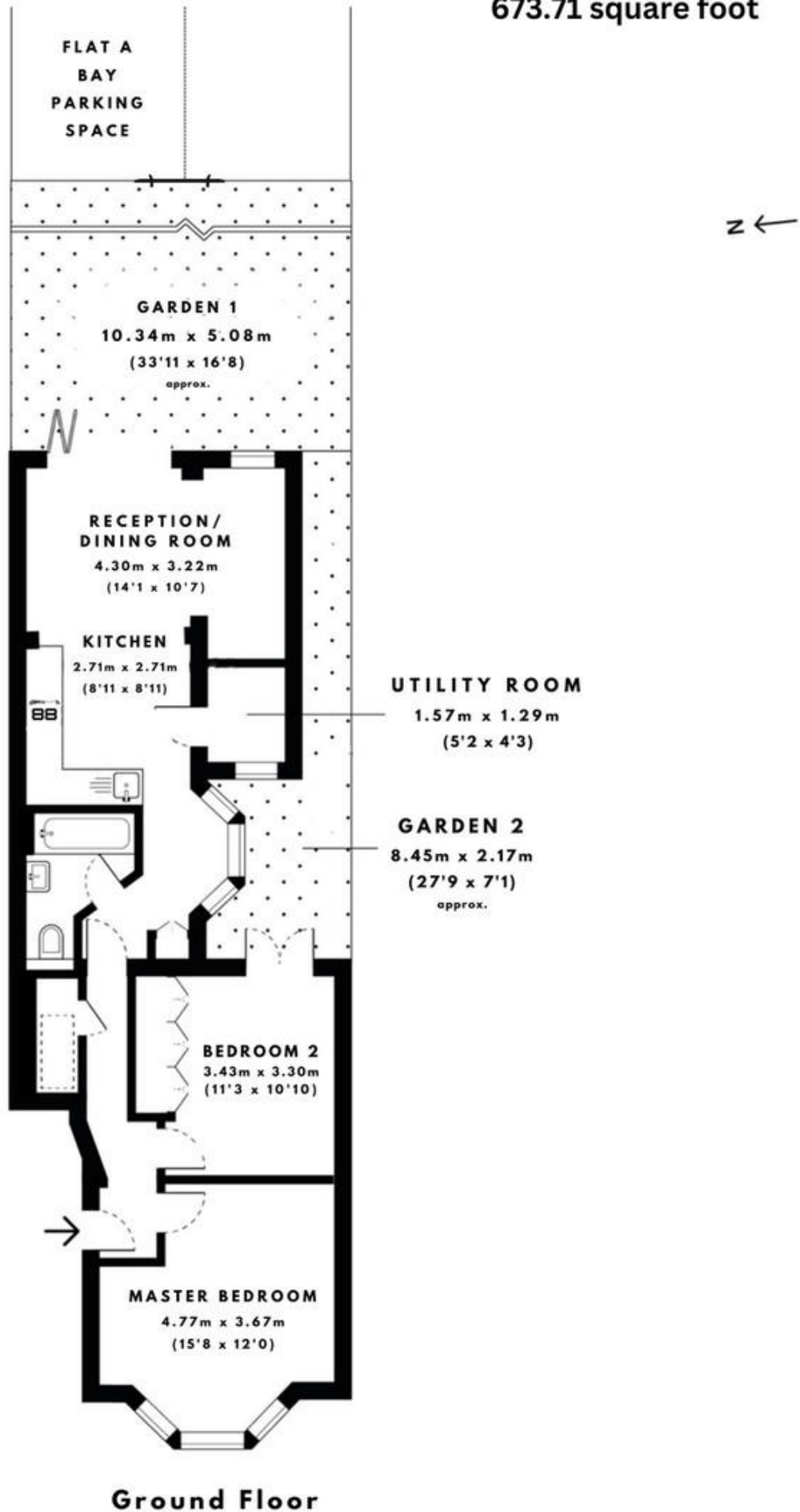


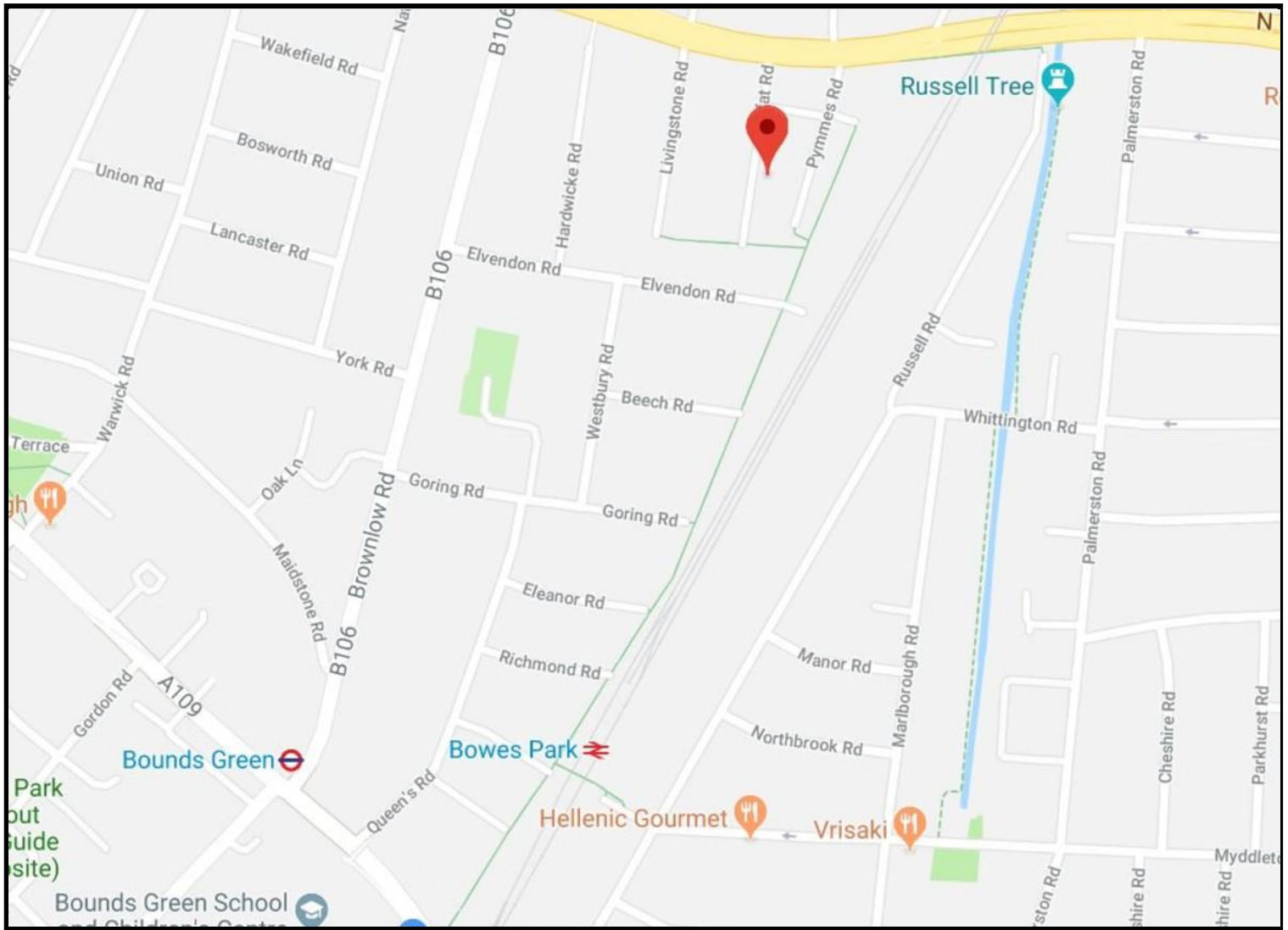


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Moffat Road, N13

GROSS INTERNAL AREA
62.59 square meters
673.71 square foot





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(40-54) E		

Bouds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900

boudsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022

turnpikelane@wilkinsonbyrne.com