



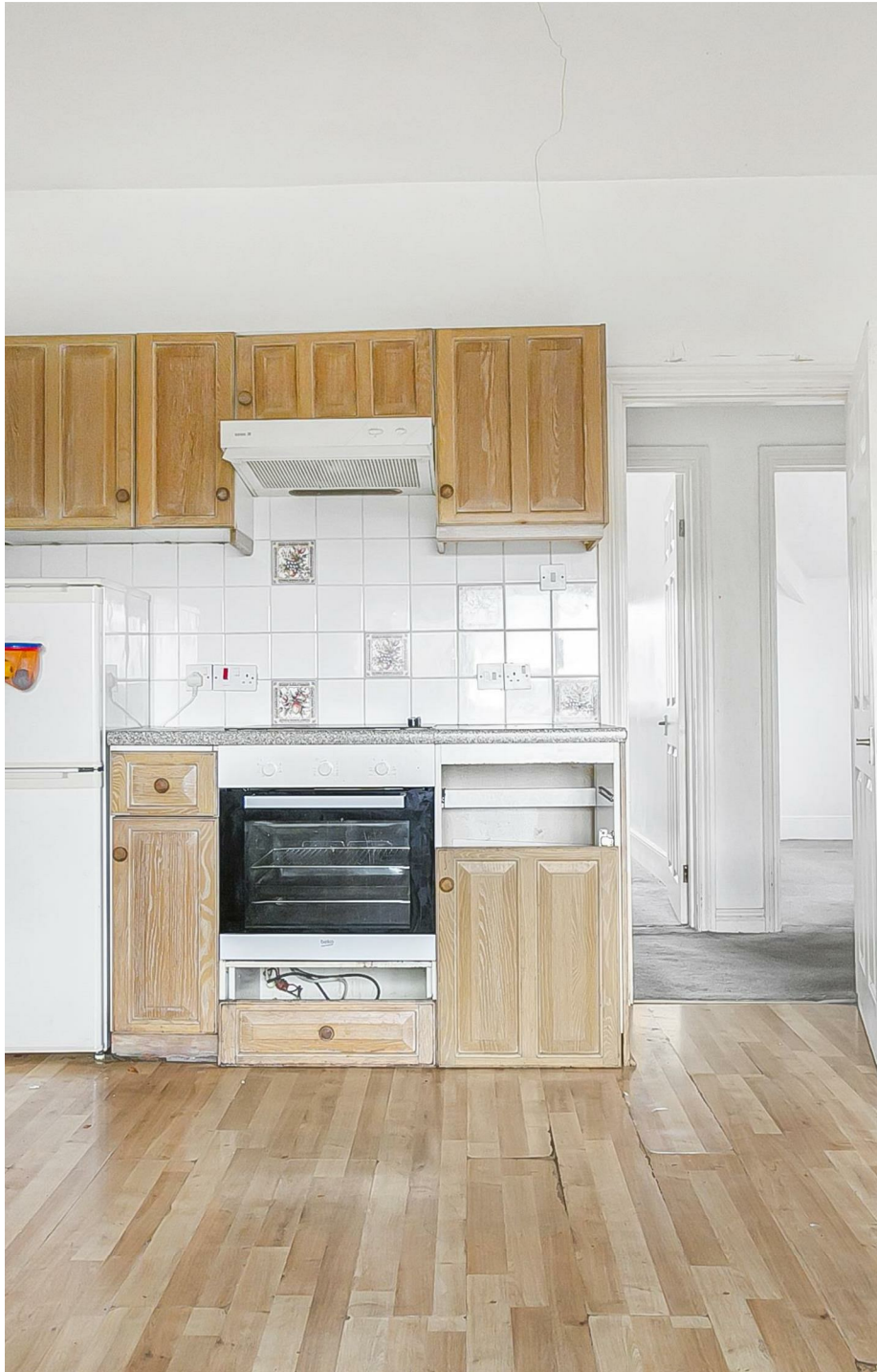
## **Aldermans Hill, Palmers Green, London, N13**

Available

Offers in excess of £350,000 (Leasehold - Share of Freehold)







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**Welcome to this flat conversion property, located in the desirable area of Aldermans Hill, Southgate. Built in 1905, this property exudes character and history.**

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Baker and Chase are proud to present a very rare opportunity to take advantage of a true 'blank canvas'. This spacious two bedroom top floor period conversion is set in a much sought after location, with spectacular views over Broomfield Park.

The property requires modernisation throughout and is likely to attract interest from first time buyers and rental investors alike. Benefitting from 2 allocated parking spaces and communal gardens, this apartment is offered for sale with a share of freehold and on a chain free basis.

Accessed via the entrance door on Ulleswater Road, once inside, there is a spacious living room, providing plenty of space and natural light, whilst offering irresistible views over Broomfield Park. The kitchen is very generous in size, offering ample accommodation for dining and entertainment space. Both bedrooms are double in size and have a built in wardrobe.

Aldermans Hill as a location allows residents to enjoy both Broomfield Park and Conway Rec, two outstanding parks. Southgate, Palmers Green and Cannon Hill offer local shopping facilities and amenities. Southgate London Underground Station (Piccadilly Line) and Palmers Green B.R Station are the two closest stations and provide regular services into Central London.

Tenure: Share of Freehold

Lease term: 125 years from 25/06/1994

Term remaining: 95 years approx.

Service Charge: £166.67 p/m

Ground Rent: N/A

Local Authority: Enfield

Council Tax Band: D

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## Exterior

A large double fronted Edwardian building with original turret. Access from both front and side of the building. Front facing dormer. Parking to side/rear.

## Reception Room

14'7" x 11'8"

4 paneled double glazed window. Ceiling light pendant. Radiator. Carpeted.  
Requiring modernisation

## Kitchen/Diner

14'4" x 11'5"

Ample cupboard space. Wooden kitchen units. Integrated oven and hob. Laminate flooring. Double glazed windows. Requires updating

## Bedroom 1

11'1" x 9'4"

Requires modernisation and updating. Carpeted. Ceiling light pendant. Double glazed window. Radiator. Built in wardrobe

## Bedroom 2

10'9" x 10'5"

Requires modernisation and updating. Carpeted. Ceiling light pendant. Double glazed window. Radiator. Built in wardrobe

## Bathroom

Bath unit fitted. Sink. Mirror. Radiator. Velux window. Toilet basin. Laminate flooring. Shower head attached to wall. Requires updating.

## Garden

Landscaped and manicured garden

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by











separate negotiation) will be provided by the Seller s Solicitors.

**Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

**Media:** (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

**Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**VAT:** The VAT position relating to the property may change without notice

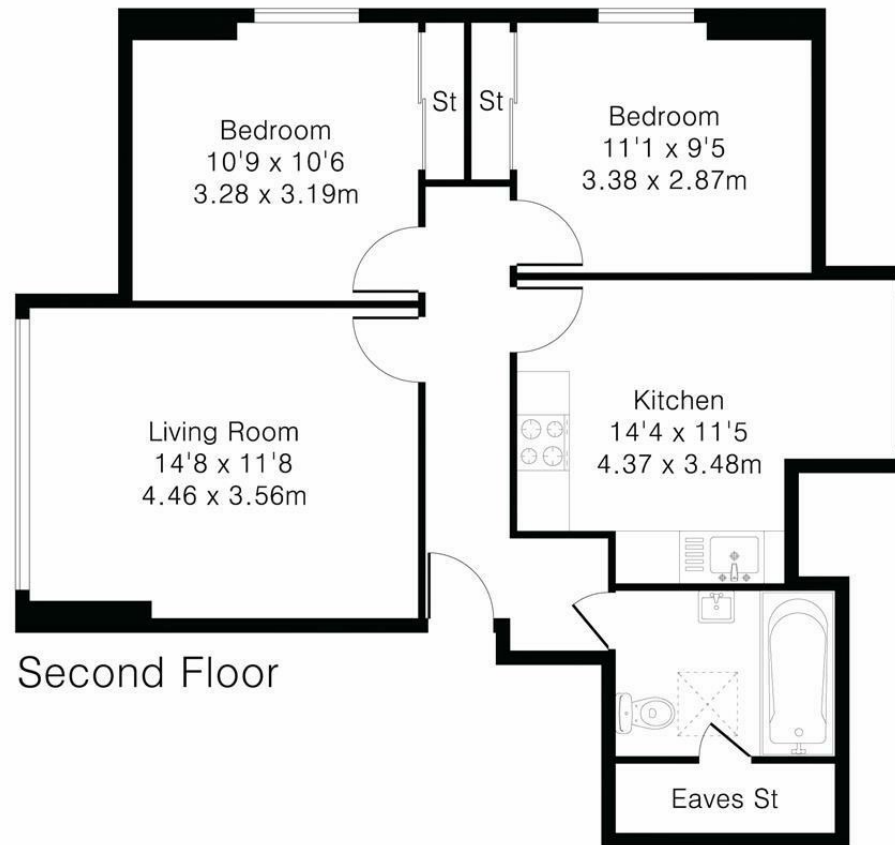
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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 683 sq ft - 63 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: / Council Tax Band: D

