



Caversham Avenue, N13 4LL

£435,000 FREEHOLD

In the heart of Palmers Green, N13, this charming and spacious two-bedroom first-floor flat offers a rare opportunity to own not just the flat but also the freehold to the entire building, in need of some renovation this is a perfect chance to put your own stamp on the flat. Boasting a private garden and off-street parking, this property perfectly balances comfort, convenience, and investment potential. The flat features a good size reception room, a well-proportioned fitted kitchen, two generously sized bedrooms, and a bathroom. The private garden provides a peaceful outdoor retreat, ideal for relaxing, while off-street parking ensures hassle-free access. Located just a short stroll from Palmers Green Station (Great Northern), with direct links to Moorgate, this home is perfectly positioned for commuters. The vibrant Green Lanes offers an array of shops, cafés, and restaurants, while nearby Broomfield Park provides beautiful green spaces.

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.



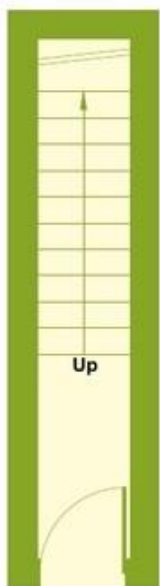
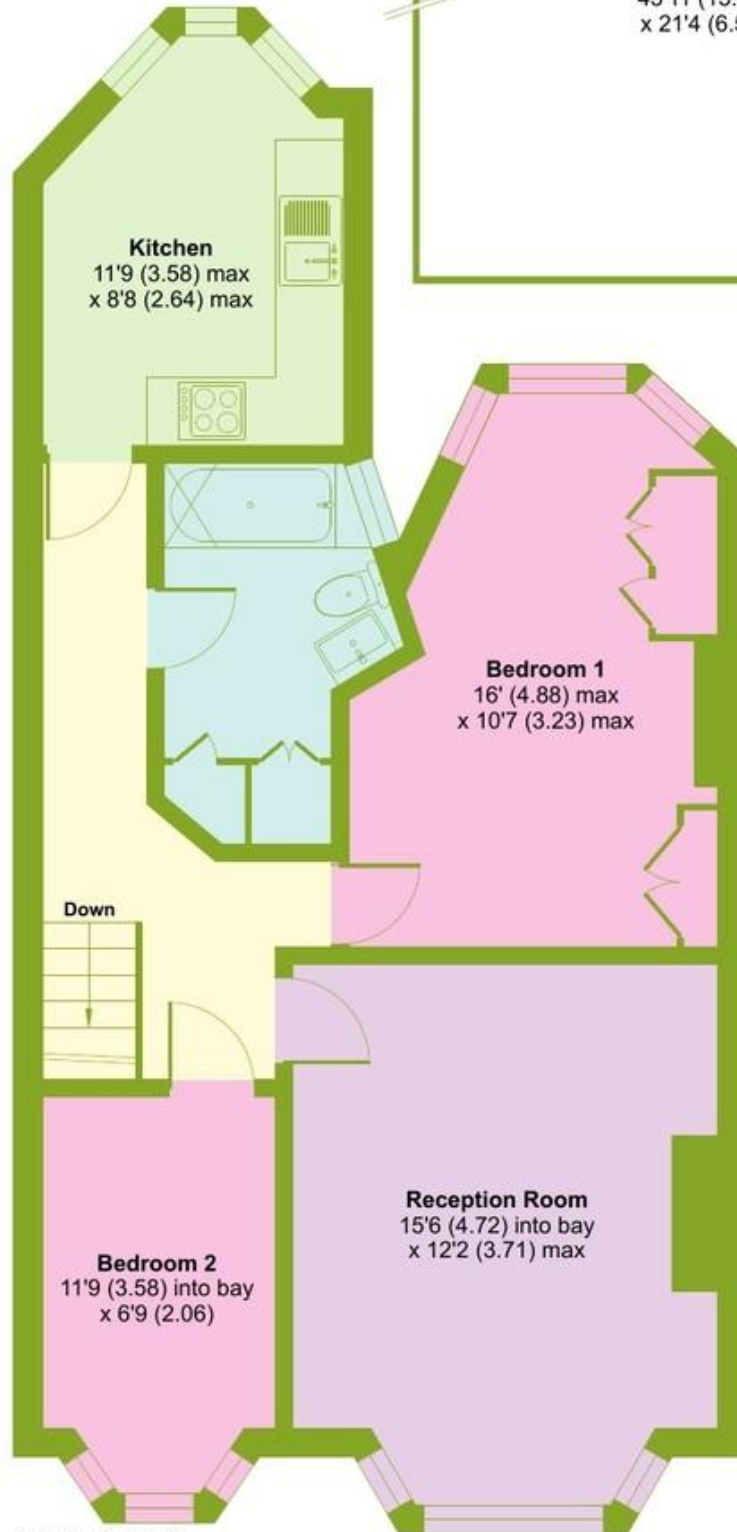
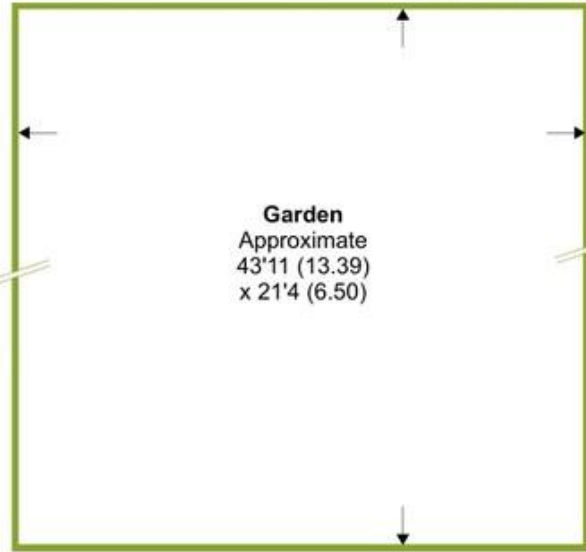


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Caversham Avenue, Palmers Green, London, N13

Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



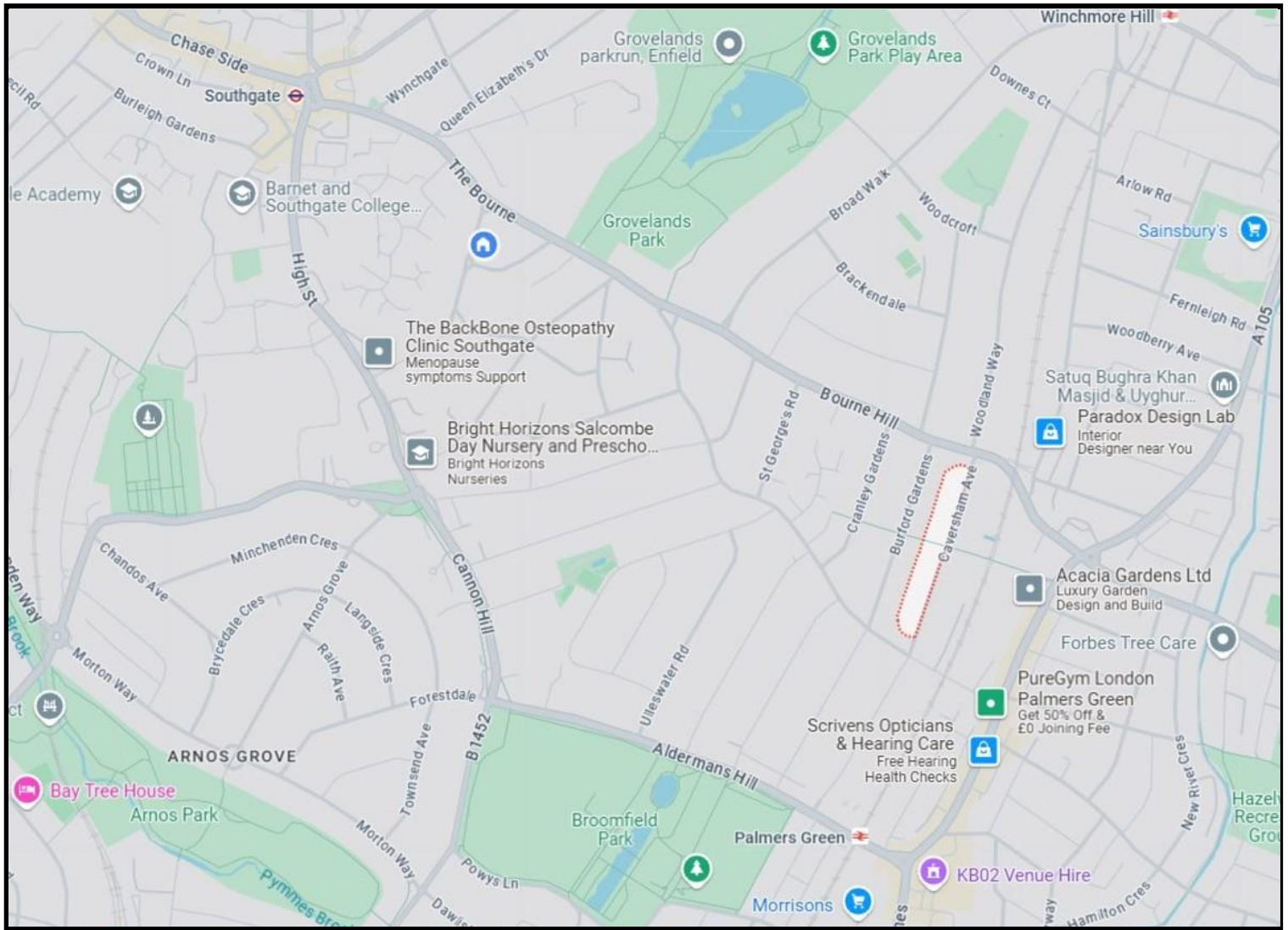
GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Wilkinson Byrne. REF: 1239153





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

boundsgreen@wilkinsonbyrne.com

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

turnpikelane@wilkinsonbyrne.com