

# Lanes

ESTATE AGENTS

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23 Nestor Avenue, London, N21 2HE

£450,000

Welcome to this charming first-floor maisonette located on Nestor Avenue in London. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day.

The property features a recently refurbished kitchen and bathroom, ensuring your comfort and convenience. Additionally, the long lease provides you with peace of mind and stability in your new home.

Situated within walking distance to Grange Park Rail Station, commuting will be a breeze, making this location ideal for professionals or those who enjoy exploring the city.

One of the highlights of this maisonette is the own rear garden, offering a private outdoor space where you can enjoy a morning coffee or host summer barbecues with friends and family.

Don't miss the opportunity to make this lovely maisonette your new home. Book a viewing today and envision the possibilities that this property has to offer.



**Lobby**

Stairs leading to first floor landing.

**First Floor Landing**

Loft access, doors leading to lounge, kitchen, bedroom one, bedroom two and bathroom.

**Lounge**

13'6" x 11'2" (4.11m x 3.40m)

Double glazed window to front aspect and radiator.

**Kitchen**

10'3" x 5'8" (3.12m x 1.73m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, fitted electric oven with gas hob and extractor hood, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer and washing machine, tiled floor and part tiled walls.

**Bedroom One**

12'0" x 11'2" (3.66m x 3.40m)

Double glazed window to rear aspect and radiator.

**Bedroom Two**

12'5" x 9'3" (3.78m x 2.82m)

Double glazed window to front aspect, radiator and storage cupboard.

**Bathroom**

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and wall mounted shower, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and tiled walls.

**Exterior - Front**

Lawn area with various shrubs and bushes, pathway leading to own rear garden.

**Exterior - Rear**

Laid to lawn.

**Lanes Estate Agents Enfield Reference Number**

ET5185/AX/AX/AX/110924

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

FIRST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency until they are given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

