



KINGSLY ESTATE AGENTS

3 Bedroom Flat for Sale - £325,000

Sidney Avenue, Palmers Green, London, UK, N13 4XA



• THREE BEDROOM • FIRST FLOOR FLAT • EPC RATING D • COUNCIL TAX BAND C • LEASEHOLD

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📍 315 Chase Road, Southgate, London N14 6JT

👉 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

Kingsly is delighted to present this spacious and characterful three-bedroom first floor flat, forming part of an attractive period house conversion in the heart of Palmers Green. Occupying the entire upper floor of a charming Victorian property, this well-proportioned home seamlessly blends traditional character with contemporary comfort.

The property features a large reception room with ample natural light, a open plan modern fitted kitchen, and three well-sized bedrooms ideal for a growing family, professionals, or investors. The layout offers flexibility, with potential to use one of the rooms as a home office or study. A stylish bathroom and excellent ceiling heights throughout enhance the sense of space.

Location

Situated on Sidney Road, this property enjoys a quiet, residential setting just a short walk from the lively Green Lanes high street, known for its independent shops, cafes, restaurants, and amenities.

Palmers Green Station is less than 10 minutes" walk away, offering regular services to Moorgate and central London, making commuting easy and convenient. The area is also well-served by local bus routes and road connections, including the A406 North Circular and A10.



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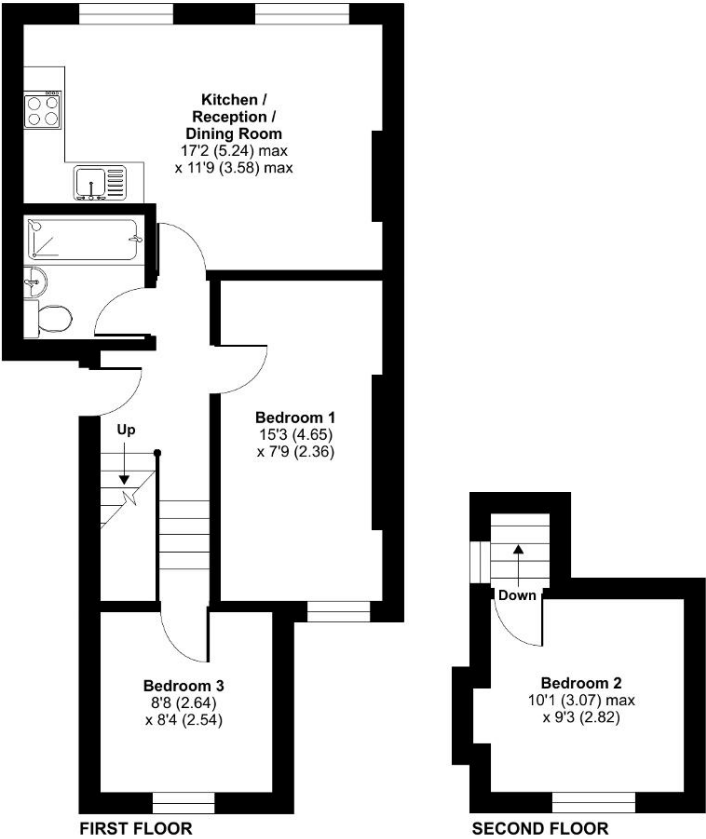
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Approximate Area = 602 sq ft / 55.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1286017

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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