



**PRYTANEUM COURT, LONDON, N13**  
**GUIDE PRICE £500,000 LEASEHOLD**

**A MODERN AND SPACIOUS APARTMENT IN THE HEART OF  
PALMERS GREEN, CONVENIENTLY LOCATED FOR  
COMMUTING INTO THE CITY.**

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## DESCRIPTION:

A stunning ground floor apartment with an allocated parking bay, located in the heart of Palmers Green. This exceptional property offers a perfect blend of charm, and convenience, within easy reach of the mainline BR station to Moorgate and a bus service to Wood Green underground station (Piccadilly Line).

Set within an exclusive gated development, formerly Southgate Town Hall, the property enjoys a light and airy interior with well-proportioned living space and modern features. You will find a superb 22'8x14'1 open-plan reception/dining room/kitchen - perfect for relaxing and entertaining guests. The kitchen is fitted with contemporary two-tone designer units, a stunning Quartz worktop, and an extensive range of integrated 'Smeg' appliances, providing both practicality and style.

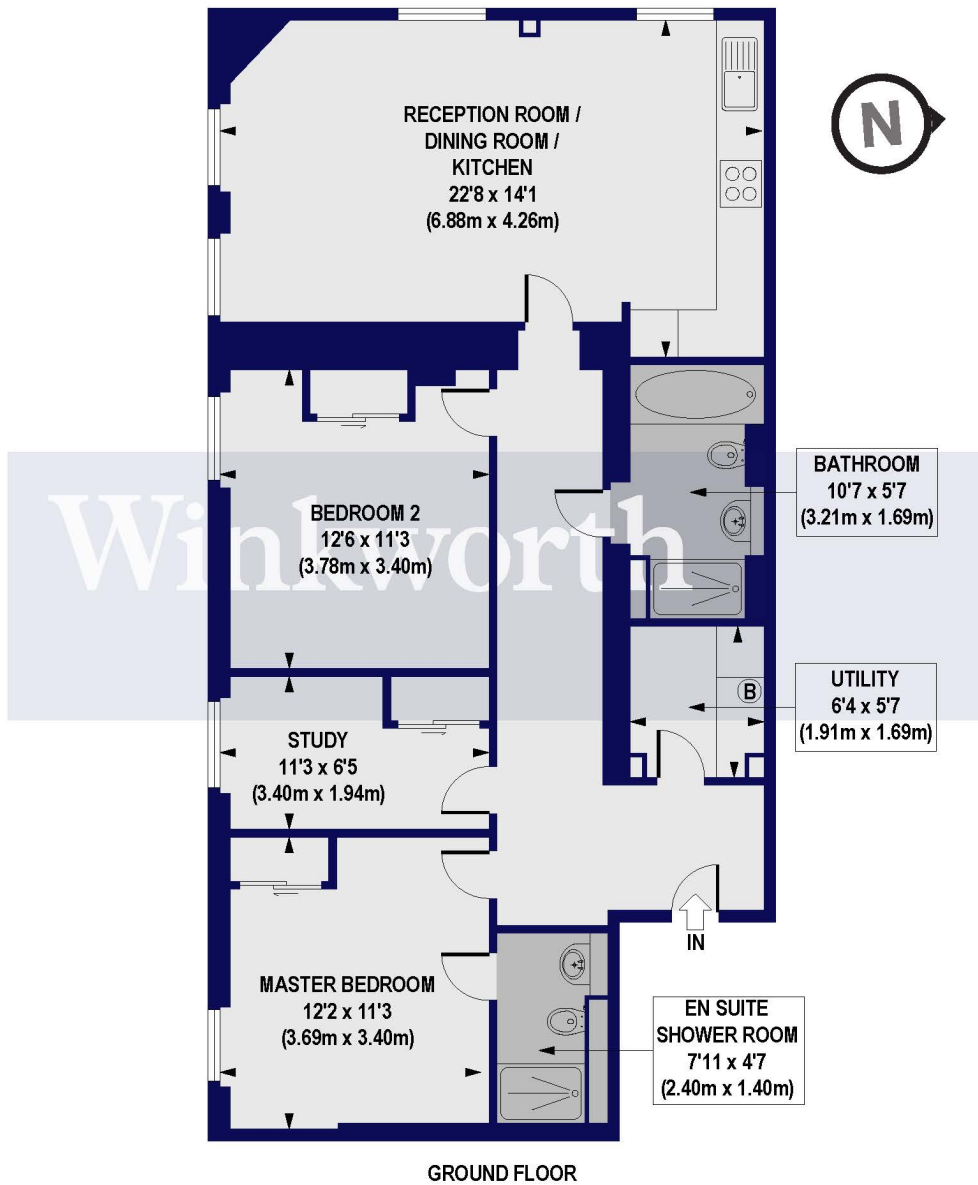
There are two spacious bedrooms, plus a study which could be used as a guest room or nursery. The bathroom is beautifully finished with designer sanitaryware, and striking porcelain wall and floor tiles. Furthermore, one of the bedrooms features an en-suite bathroom, adding a touch of luxury. Of note are the tall, south-facing windows in the reception room and bedrooms, drawing in lots of natural light. The property also offers an array of additional features, including walk-in utility cupboard, an allocated parking space, a video entry phone system, sash windows, wide plank wooden flooring, secure resident cycle storage (unallocated), an unexpired builder's warranty, and an unexpired lease term of just under 118 years.

Constructed in 1894, the building was previously home to Southgate Town Hall until early 2014, soon after which the site was acquired by award winning developer, Hollybrook. The development involved extensive and sensitive restoration works, resulting in a blend of Victorian charm and luxurious contemporary living which completed in 2016. The location offers excellent convenience, with Palmers Green library and a gym adjacent to the building, and an excellent selection of cafes and restaurants found along Green Lanes, and opposite Broomfield Park on Aldermans Hill.

- Council Tax: London Borough of Enfield - Band: D
- Ground Rent: £330 Per Annum
- Service Charge: £2,200 Per Annum
- Lease: 125 Years from 29th September 2015



**Prytaneum Court, N13**  
 Approx Gross Internal Floor Area 965 sq ft / 89.68 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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