



PILGRIMS CLOSE, N13
GUIDE PRICE £400,000-£425,000 LEASEHOLD

SPACIOUS TWO-BEDROOM MAISONETTE WITH PARKING
LOCATED IN THE HEART OF PALMERS GREEN.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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A stunning, purpose-built split-level maisonette located just a short stroll from Palmers Green Overground station (with direct services to Moorgate via Finsbury Park), Broomfield Park, and an excellent selection of shops, cafés, and restaurants along Aldermans Hill and Green Lanes.

Offered for sale chain-free, the property has recently undergone extensive refurbishment to create a bright and modern interior, complemented by a private front garden, driveway, and no service charge.

A private entrance opens to stairs leading up to a spacious first-floor landing, where double doors open into a lounge with windows overlooking the communal garden. A door at one end leads to a contemporary kitchen fitted with sleek, handleless units. Returning to the landing, there is a useful walk-in cupboard and a door leading to one of two bedrooms.

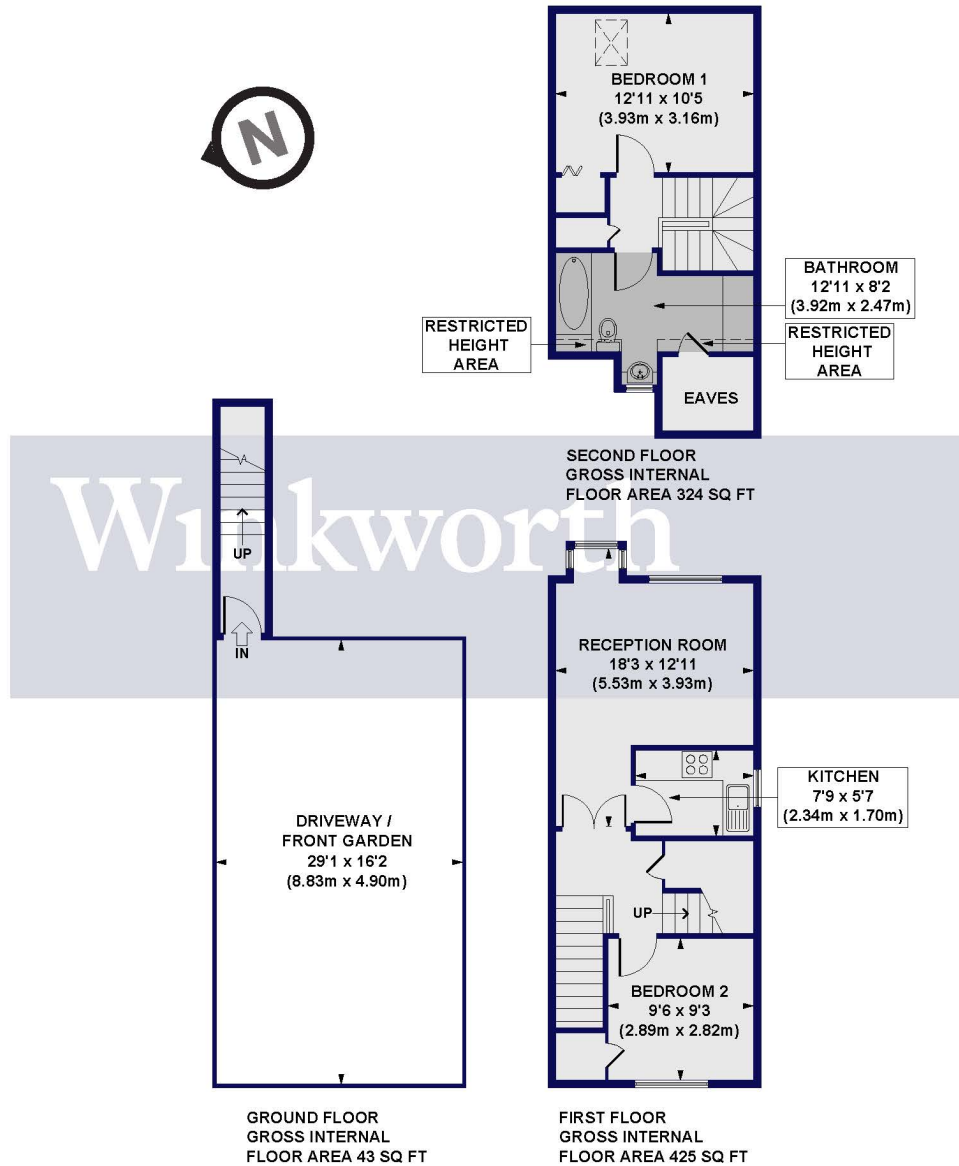
On the second floor is the generously sized principal bedroom set on a mezzanine featuring overlooking the lounge, an electronically operated skylight. A bathroom on the other side of the landing benefits from modern three-piece suite and a practical laundry area. Additional built-in storage can be found in the bathroom, on the upper-floor landing, and wardrobes in both bedrooms.

Outside, the property benefits from a private front garden and a driveway. We highly recommend a viewing appointment to fully appreciate the specification and space this lovely property offers.



Pilgrims Close, N13

Approx. Gross Internal Floor Area 792 sq. ft / 73.60 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 752 sq. ft / 69.86 sq. m (Excluding Restricted Height Area & Eaves)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Approximately 959 years remaining

Service Charge: £0

Ground Rent: £80 Annually (subject to increase)

Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of printing.

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