



PRYTANEUM COURT, N13
OFFERS OVER £480,000 LEASEHOLD

A RARELY AVAILABLE TWO DOUBLE BEDROOM SPLIT-LEVEL APARTMENT LOCATED IN THE HEART OF PALMERS GREEN.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A stunning two double bedroom, split-level apartment with a private terrace located in the heart of Palmers Green, 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 boasts spacious accommodation and an allocated parking bay.

The ground floor features an impressive open-plan kitchen/reception room with double doors providing access onto the terrace. The kitchen enjoys two-tone designer units with a Quartz worktop, and a range of integrated appliances. You will also find a large bedroom with an en-suite shower room and a fitted wardrobe. Off the entrance hall is a guest WC and a useful walk-in cupboard.

The second bedroom is located on the upper floor and benefits from an en-suite bathroom, fitted wardrobe, and access to a loft (for storage only). Both en-suites and the WC are finished with stylish porcelain wall and floor tiles. There is also the added benefit of a video entry phone system, secure residents cycle storage (unallocated), and an unexpired builder's warranty. Offered for sale with a remaining lease term in the region of 118 years and no onward chain.

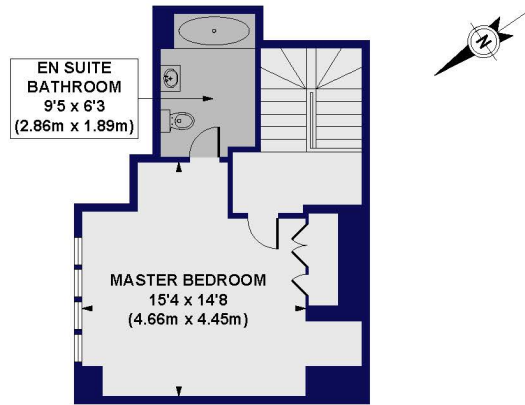
Council Tax: London Borough of Enfield - Band D
Ground Rent: £350 Per Annum
Service Charge: £2,198 Per Annum
Lease: 125 years from 29 September 2015

Note: The photos used in this listing were taken in 2016, therefore will not be completely representative of the present condition of the flat.

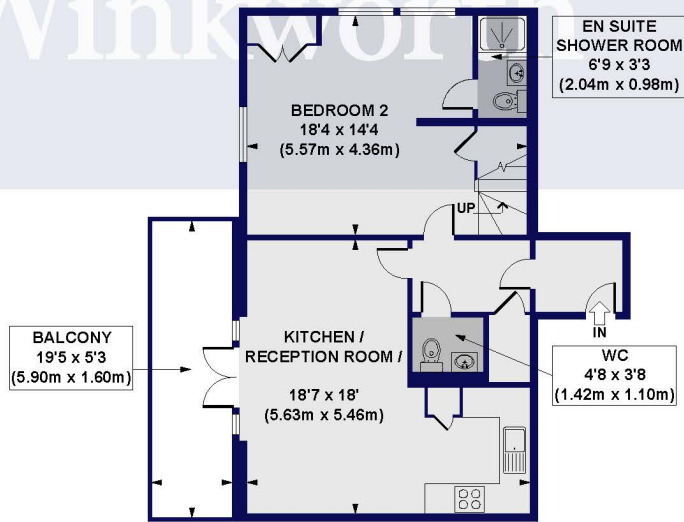


Prytaneum Court, N13

Approx. Gross Internal Floor Area 998 sq. ft / 92.75 sq. m



SECOND FLOOR



FIRST FLOOR

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		
(69-80)	C	81	81
(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	



Palmer's Green | 020 8920 9900 | palmer'sgreen@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.