



Pilgrims Close, N13

£300,000 *Leasehold*



A stunning split-level flat located just a short stroll from Palmers Green railway station, with direct services to Moorgate via Finsbury Park, as well as Broomfield Park and an excellent selection of shops, cafés and restaurants along Aldermans Hill and Green Lanes.

Situated on the second floor of a purpose-built block, the property has been extensively updated by the current owner, creating a bright and modern interior. The first level features a contemporary open-plan kitchen/living space, boasting a stylish fitted kitchen with grey shaker-style units with integrated appliances, contrasting worktops and white metro-tiled splashbacks. A breakfast bar provides a natural divide between the kitchen and living area, while a part-vaulted ceiling, recessed spotlights and plenty of natural light add to the sense of space. There is also a modern shower room on this level.



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Stairs lead to the upper level and a galleried bedroom, which benefits from a fitted wardrobe and a large electronically operated skylight. This draws natural light through both levels of the property and provides useful ventilation during the warmer months. There is also a separate door providing a fire escape.

Outside, the property benefits from allocated parking and communal gardens.





MATERIAL INFO

Tenure: Leasehold

Term: Approximately 957 years remaining

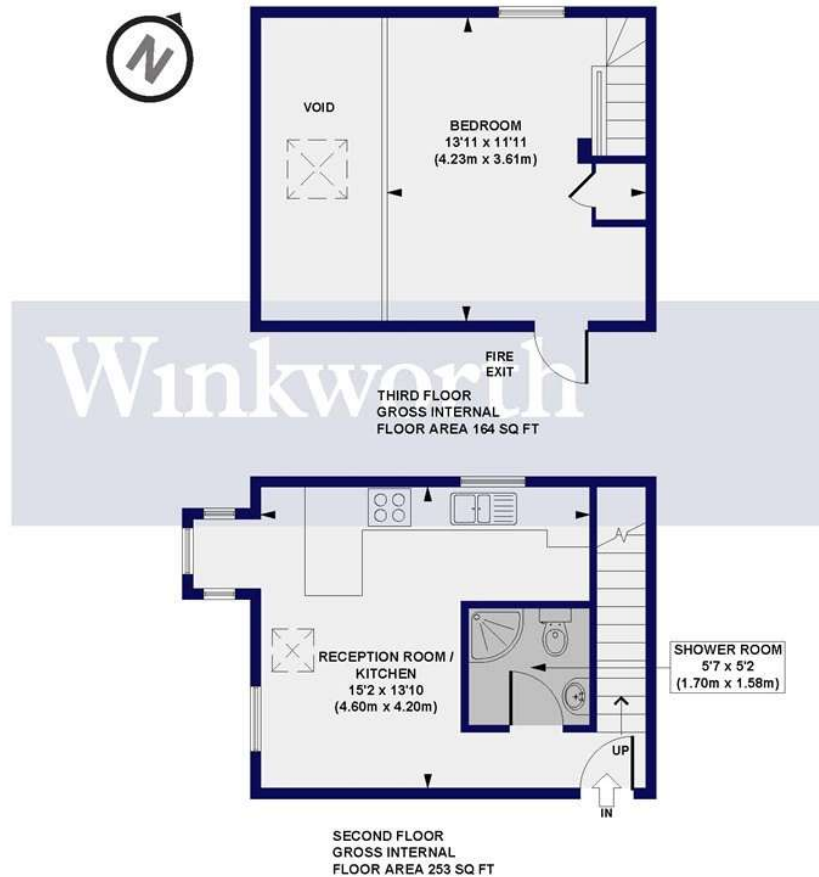
Service Charge: £1,484.52 per annum

Ground Rent: £80 per annum

Council Tax: London Borough of Enfield – Band C

EPC rating: D

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Approx. Gross Internal Floor Area 417 sq. ft / 38.79 sq. m
(Excluding Void)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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