



ALDERMANS HILL, N13
£575,000-£600,000 LEASEHOLD

A LUXURY GATED APARTMENT WITH PARK VIEWS AND A PRIVATE BALCONY OVERLOOKING BROOMFIELD PARK.

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DESCRIPTION:

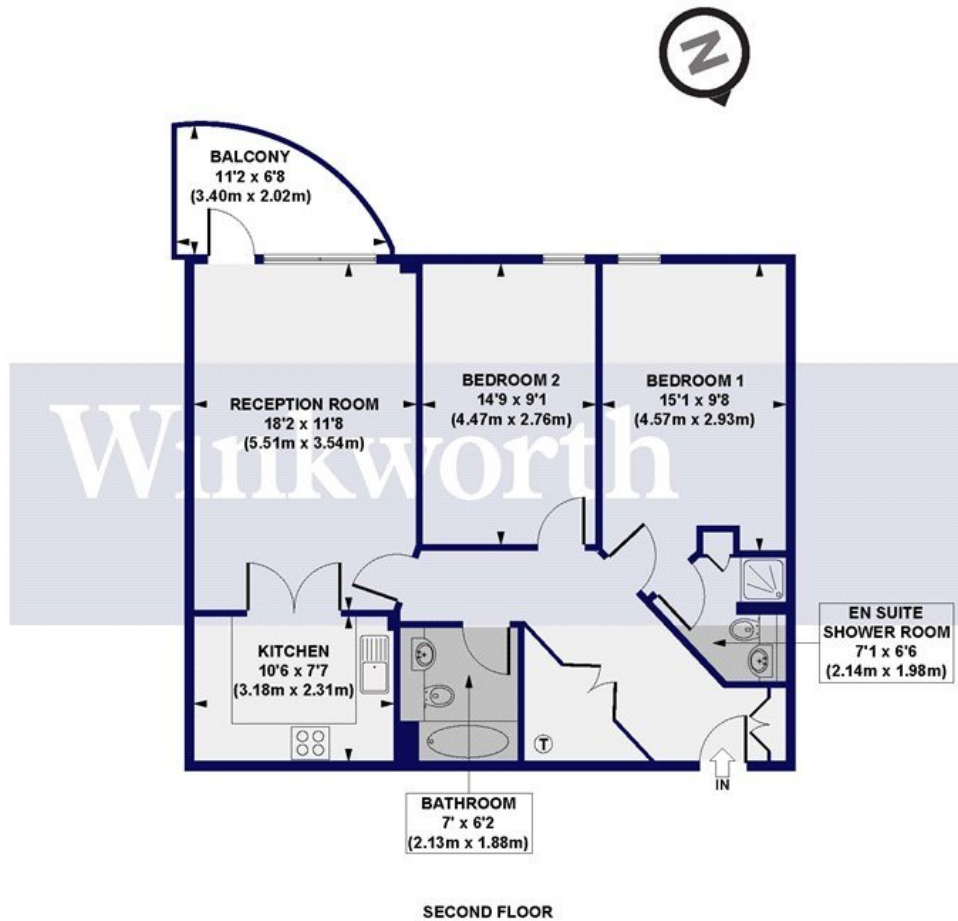
A superb second-floor flat with stunning views over Broomfield Park far-reaching views of Alexandra Palace. Set within a private luxury gated development the property is conveniently located within easy reach of Palmers Green overground station (with direct links to Moorgate), as well as Finsbury Park and Highbury & Islington stations. You will also find a fantastic selection of shops, cafés, and restaurants in easy reach.

Offered for sale chain-free, this spacious apartment spans just over 800 sq. ft. and benefits from lift access. The well-proportioned lounge features direct access to a private south-facing balcony, allowing plenty of natural light to fill the space. At one end of the lounge, you will find a fitted kitchen with double doors - ideal when entertaining guests.

The property also boasts two double bedrooms, both enjoying views over Broomfield Park. The principal bedroom benefits from an en-suite, while a stylish modern bathroom serves the rest of the apartment. A spacious entrance hall provides access to all rooms and includes useful built-in storage. Additional benefits include an allocated parking space, well-maintained communal gardens, and a video entry phone system. We highly recommend a viewing to fully appreciate the space this lovely flat offers.



Aldermans Hill, N13
Approx. Gross Internal Floor Area 804 sq. ft / 74.69 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.

Tenure: Leasehold

Lease Term: Approx. 973 years remaining

Service Charge: £3029 per annum

Ground Rent: £100 per annum

Council Tax: London Borough of Enfield – Band F

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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