



**PRYTANEUM COURT, LONDON, N13**  
**£475,000 LEASEHOLD**

**A LUXURY TWO BEDROOM APARTMENT WITH A PRIVATE PATIO GARDEN, SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT IN THE HEART OF PALMERS GREEN.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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A stunning two bedroom lower ground floor apartment, 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 a superb open-plan reception room/kitchen with direct access to a 44'11 wide private patio terrace, a contemporary bespoke kitchen with a breakfast bar, two-tone handleless units, quartz work top and integrated appliances. You will also find spacious bedrooms, one of which boasts an en-suite bathroom, plus a further a shower room located off the hallway. Each are beautifully finished with high quality fittings and stunning porcelain tiles. The property also benefits from a colour video entry phone system, solid oak flooring, an allocated parking bay, lift access, secure cycle storage and an unexpired building warranty. Offered for sale with a remaining lease term of just under 120 years and no onward chain.

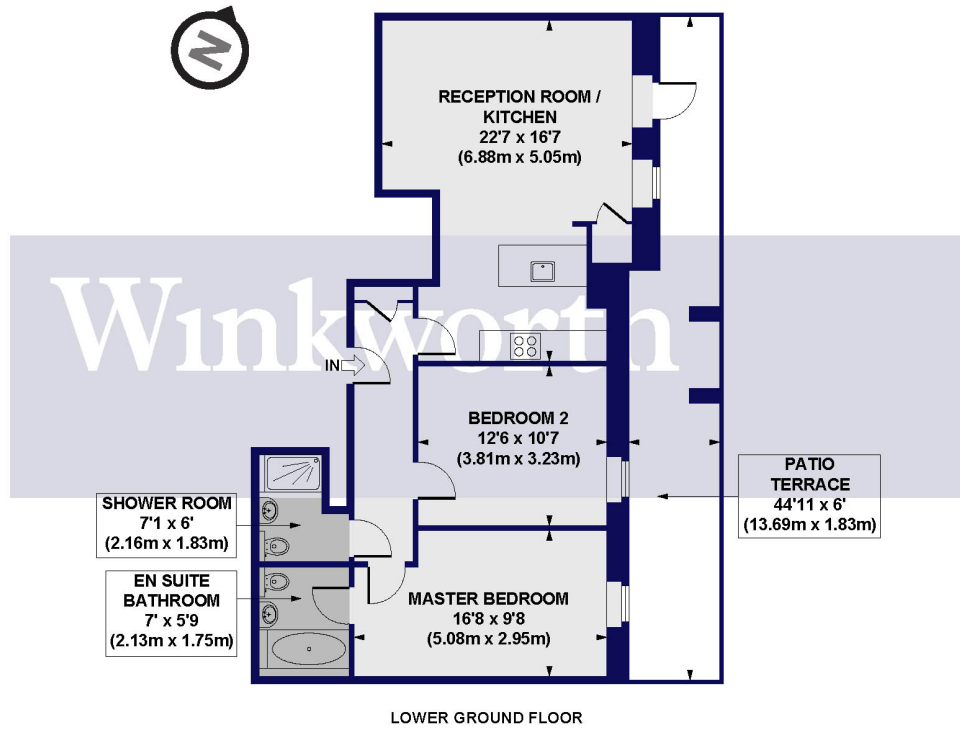
- Two Bedroom Lower Ground Floor Apartment
- Exclusive Gated Development - Converted by Award Winning Developer 'Hollybrook' in 2016
- Spacious Reception Room/Kitchen
- Contemporary Fitted Kitchen Designed by 'Urban Myth' and Fitted with an Extensive Range of Integrated Appliances
- Stylish Porcelain Tiled Bathroom and En-suite
- Direct Access to a Private Patio Terrace
- Colour video entry system
- Allocated Parking Bay and Communal Cycle Storage Facility
- Long Lease and Unexpired Builders Warranty
- No Onward Chain







**Prytaneum Court, Green Lanes, N13**  
 Approx. Gross Internal Floor Area 802 sq. ft / 74.55 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		
(69-80)	C	79	79
(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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