



**OLD PARK ROAD, N13**  
**£335,000 LEASEHOLD**

**STUNNING GROUND FLOOR APARTMENT BOASTING  
 MODERN OPEN-PLAN LIVING AND DIRECT ACCESS TO  
 A PRIVATE PATIO AND COMMUNAL GARDEN.**

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

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### DESCRIPTION:

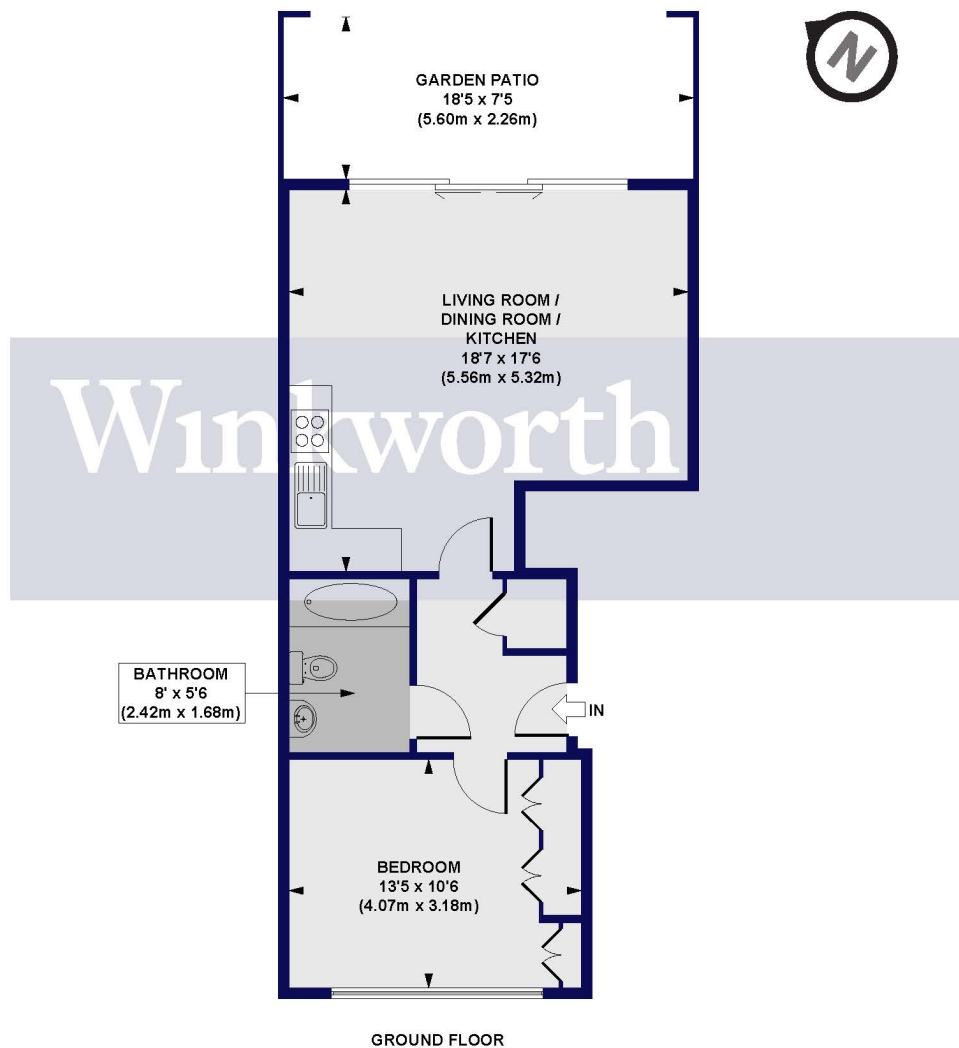
A modern ground floor apartment with a private patio, forming part of a small development built in 2012, enviably located in the heart of Palmers Green, just a short stroll from the overground station with direct trains to Moorgate (via Finsbury Park), the popular Broomfield Park, and an excellent choice of cafés and restaurants along bustling Aldermans Hill and Green Lanes.

Offered for sale chain-free, this superb property offers generous accommodation, including an impressive open-plan kitchen, dining, and lounge area. The kitchen is fitted with a range of modern units and integrated appliances, while large patio doors at the far end of the lounge open onto a private patio and communal garden - perfect for relaxing or entertaining during the summer months. The apartment also features a double bedroom with a fitted suite and a contemporary style bathroom. Further benefits include built-in storage, an entry phone system, and an allocated parking space.

We highly recommend arranging a viewing to fully appreciate the space and quality this lovely property offers.



**Raymond House, Old Park Road, N13**  
**Approx. Gross Internal Floor Area 533 sq. ft / 49.51 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.

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

**Tenure:** Leasehold

**Term:** 111 year and 3 months

**Service Charge:** £3,611.83 per annum (January 1<sup>st</sup> 2025 to December 31<sup>st</sup> 2025)

**Ground Rent:** £275 Annually (subject to increase)

**Council Tax:** London Borough of Enfield – Band C

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

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