



ALDERMANS HILL, N13  
**£650,000 SHARE OF FREEHOLD**

## LUXURY TWO BEDROOM APARTMENT WITH A BALCONY OVERLOOKING BROOMFIELD PARK.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

A beautifully appointed luxury apartment, located directly opposite Broomfield Park, with a generous south-facing balcony offering panoramic views across the park, Alexandra Palace, and the city skyline. Offered with a share of freehold and no onward chain.

Situated on the first floor of an exclusive development of just seven apartments, the property offers just under 1,100 sq. ft. of well-appointed living accommodation, with easy access to Palmers Green station (with direct links to Moorgate), and the vibrant cafés and restaurants along Aldermans Hill and the historic 'Southgate Green'.

A spacious hallway with generous built-in storage leads to an impressive 20'4 reception/dining room at the front of the apartment. This versatile space is ideal for dining, relaxing, and entertaining, with two sets of double-glazed patio doors opening onto a full width decked balcony. The generously sized eat-in kitchen enjoys an extensive range of wooden wall and base units, complemented by a granite worktop and integrated appliances. There are two double bedrooms located at the end of the entrance hall. The principal bedroom benefits from a fitted wardrobe and a contemporary-style en-suite shower room featuring a four-piece suite. The second bedroom features a bespoke fitted bedroom/office arrangement with a convenient drop-down bed, allowing the space to function as both a guest bedroom and a home office. A separate shower room and a practical utility room are also accessed from the entrance hall. Further benefits include lift access, a video entry system, and gas central heating.

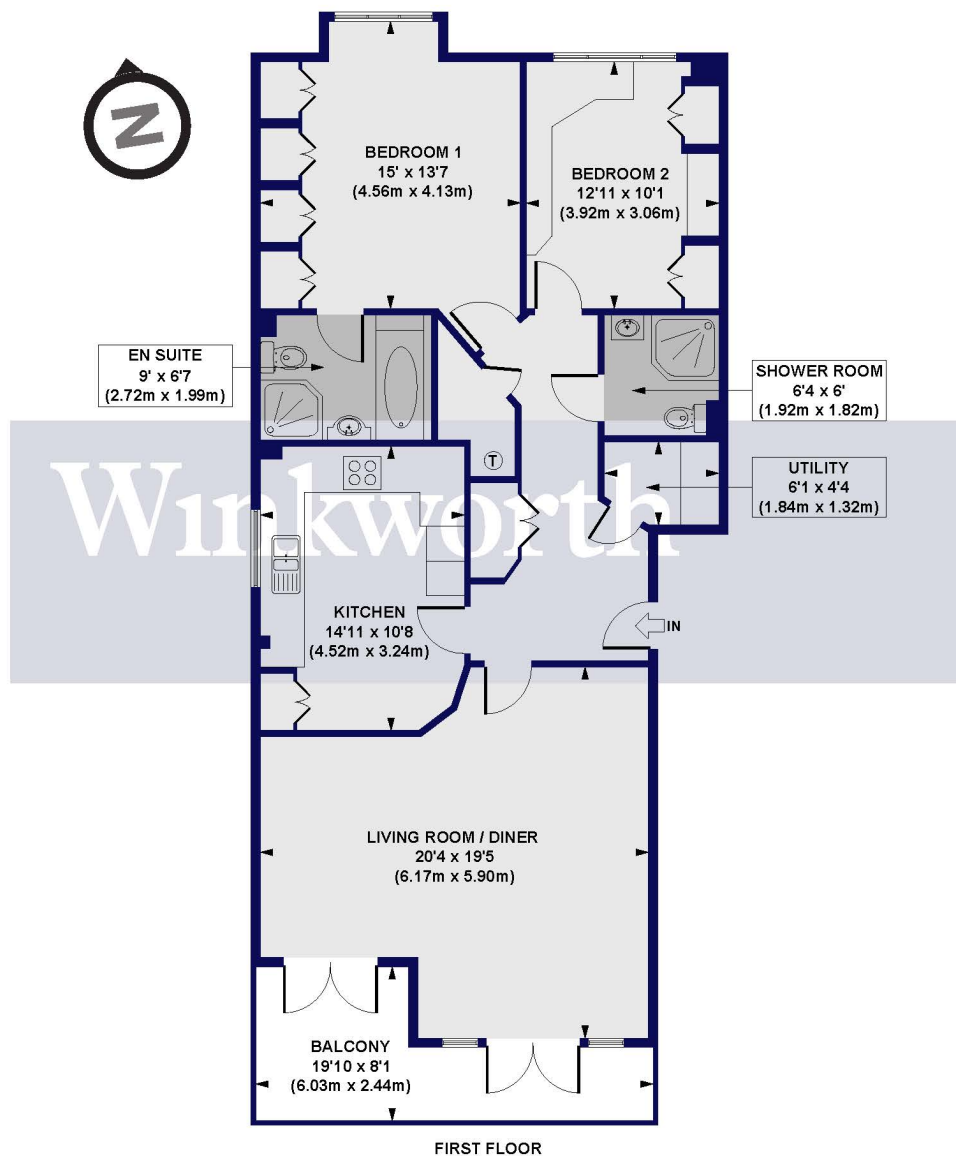
Built in 2002, this attractive block is set back from the road and offers luxury living in a prime location. Residents enjoy access to a landscaped communal garden, and the property further benefits from two secure underground parking spaces.

We highly recommend a viewing to fully appreciate the space and superb location of this wonderful property.





**Willowcroft Lodge, Aldermans Hill, N13**  
**Approx. Gross Internal Floor Area 1097 sq. ft / 101.92 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	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Remaining Underlying Lease Term:** 974 year and 7 months

**Service Charge:** £5,102 per annum (paid quarterly)

**Ground Rent:** N/A

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

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

**Winkworth**

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

**for every step...**

**[winkworth.co.uk](http://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.