

PRYTANEUM COURT, LONDON, N13
OFFERS IN EXCESS OF £450,000 LEASEHOLD

**A LIGHT AND MODERN TWO BEDROOM APARTMENT
 LOCATED CLOSE TO PUBLIC TRANSPORT LINKS INTO
 THE CITY AND NORTH LONDON.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A superb two-bedroom 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 light and spacious accommodation throughout.

You will find an impressive open-plan kitchen/reception room with dual-aspect windows, two-tone designer units with a Quartz worktop and an extensive range of integrated 'Smeg' appliances. The bedrooms are generously sized and benefit from fitted wardrobes. The principal bedroom also enjoys an en-suite shower room. The bathroom and en-suite are finished with designer sanitaryware and striking porcelain wall and floor tiles. The apartment also features a walk-in utility cupboard, built-in storage, a video entry phone system, secure resident cycle storage (unallocated), and an unexpired builder's warranty. Offered for sale with a remaining lease term of just under 118 years.

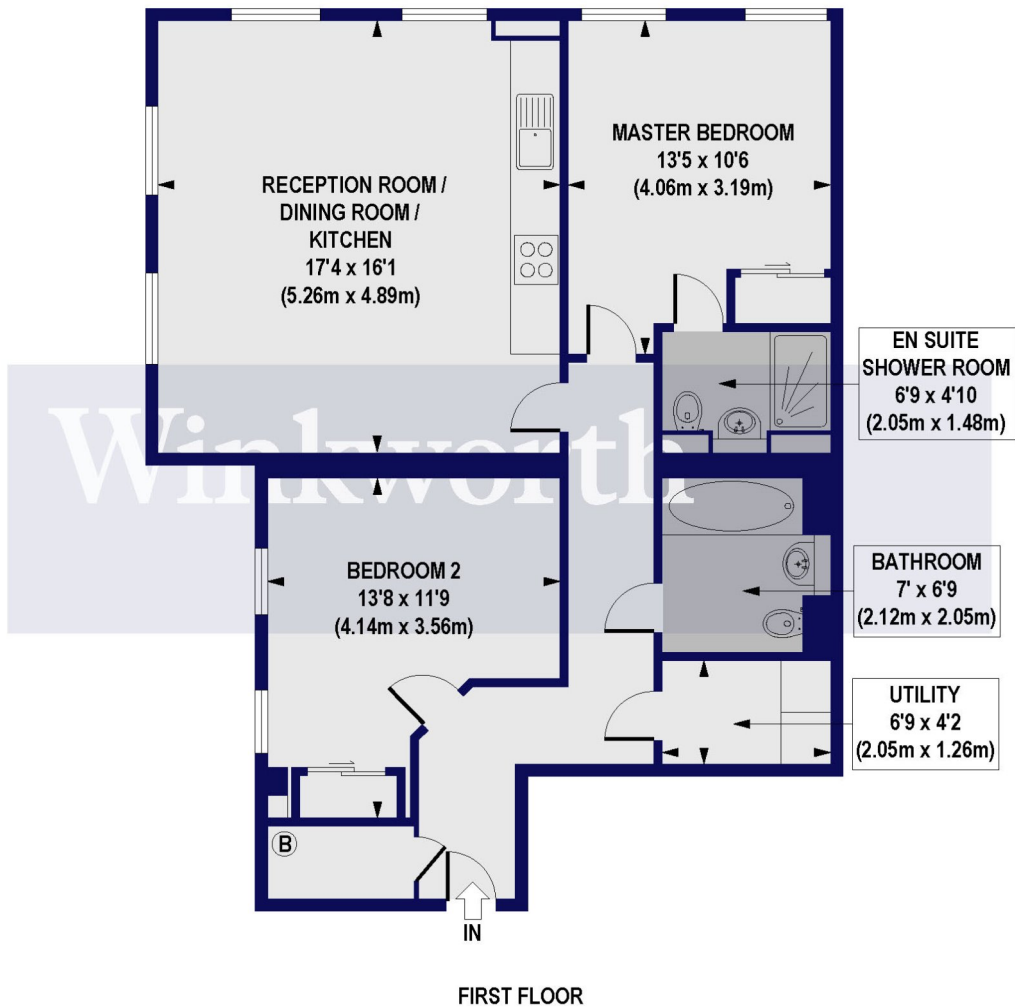
- Council Tax: London Borough of Enfield - Band D
- Ground Rent: £330 Per Annum
- Service Charge: £2255 Per Annum
- Lease: 125 years from 29th September 2015





Prytaneum Court, N13

Approx. Gross Internal Floor Area 942 sq ft / 87.52 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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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