



PELLIPAR CLOSE, LONDON, N13
£350,000 LEASEHOLD

A SPACIOUS TWO DOUBLE BEDROOM FLAT IN THE HEART OF PALMERS GREEN.

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DESCRIPTION:

A spacious flat with a garage, located in the heart of Palmers Green, just off Fox Lane, moments from the shops and cafés on Green Lanes and within easy reach of Palmers Green rail station and Broomfield Park.

Situated on the fourth floor of a purpose-built block, the property offers just over 750 sq. ft. of generously sized accommodation. You will find a well-proportioned reception room with dual-aspect windows and ample space for a dining table, a modern fitted kitchen with ample countertop space, two double bedrooms, and a contemporary-style bathroom.

Additional benefits include ample built-in storage, an intercom entry phone system, gas central heating, double glazing, and a communal lift. We highly recommend a viewing to fully appreciate the space and light the property offers.

Tenure: Leasehold

Term: In the region of 132 years remaining (148 years from 16th December 2009)

Service Charge: £1280 Per annum

Ground Rent: £200 Annually (subject to increase)

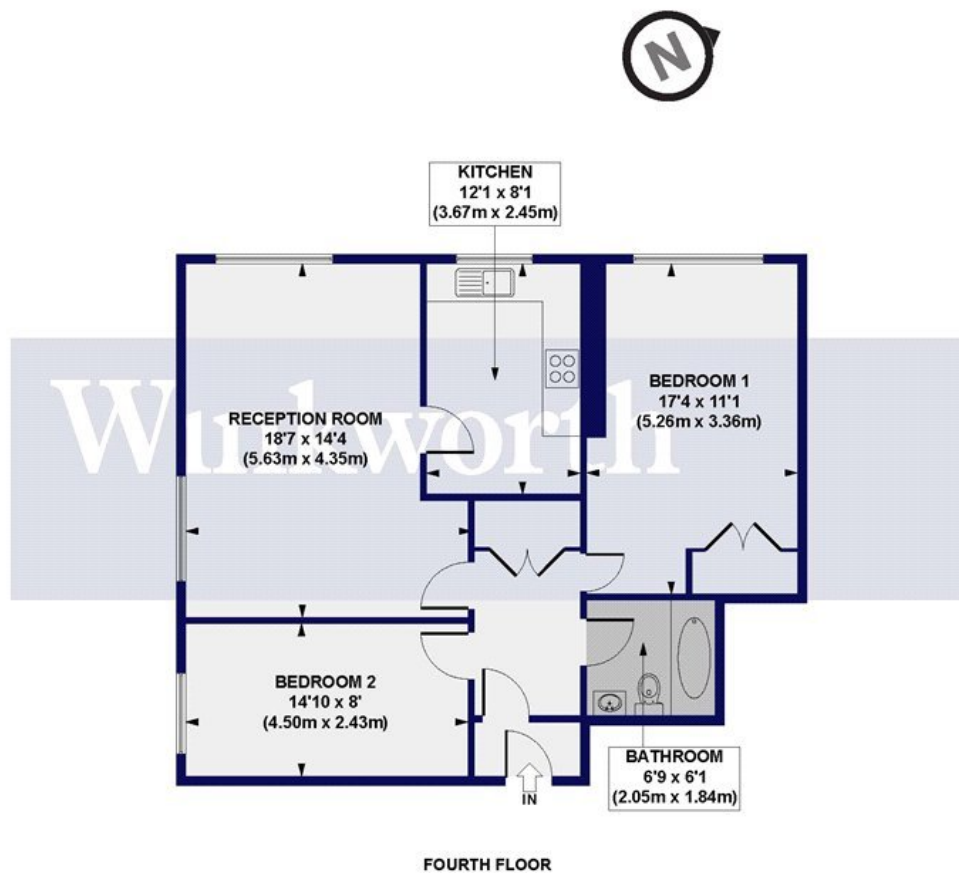
Council Tax: London Borough of Enfield – Band D

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



Pellipar Close, N13

Approx. Gross Internal Floor Area 793 sq. ft / 73.70 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	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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