



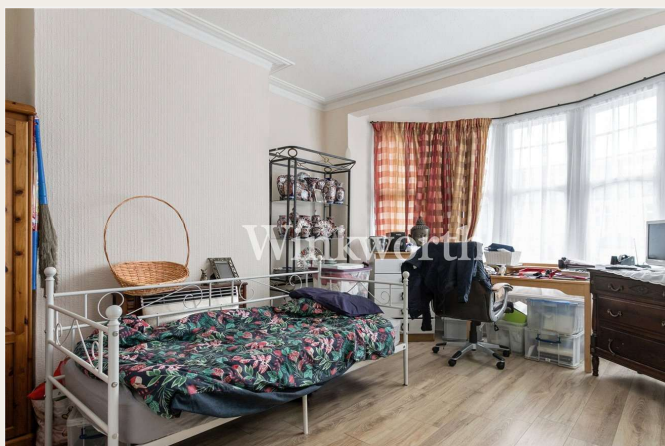
## The Crest, N13

£330,000 *Leasehold*



### KEY FEATURES

- First-Floor Period Conversion
- Located in the Heart of Palmers Green
- Easy Reach of Palmers Green Overground (to Moorgate via Finsbury Park), Shopping Amenities and Eateries
- Spacious Reception Room
- One-Bedroom
- Remaining Lease Term in the Region of 136 Years and Peppercorn Ground Rent
- Offered Chain-Free or with Tenant in Situ



**Palmers Green**

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

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## DESCRIPTION

A first-floor flat situated on a residential road in the heart of Palmers Green, moments from the excellent cafés, restaurants, and coffee bars on Green Lanes, as well as within easy reach of Palmers Green Overground station (to Moorgate via Finsbury Park). The property is also close to several open spaces, including the popular Broomfield Park.

Arranged across the entire first floor of a bay-fronted period house, the property benefits from a spacious reception room with an opening at one end leading into a contemporary-style kitchen. The accommodation also includes a double bedroom and a shower room.

Offered for sale with a remaining lease in the region of 136 years and a peppercorn ground rent. Although there is currently a tenant in situ, the property can be sold either with the tenant in place for buy-to-let investors or with vacant possession, chain-free.







## LOCATION

The Crest is a sought-after residential turning situated in the heart of Palmers Green area, just a short stroll from Green Lanes with its cafés, shops and restaurants, the location also benefits from easy access to Palmers Green railway station providing regular services into central London (Moorgate). Nearby open spaces such as Broomfield Park, Hazelwood Recreation Ground and the New River offer pleasant outdoor options, while a range of schools and transport links make the area popular with both first-time buyers and commuters.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN230337>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Leasehold

**Remaining Lease Term:** Circa 136 year and 3 months

**Service Charge:** £0

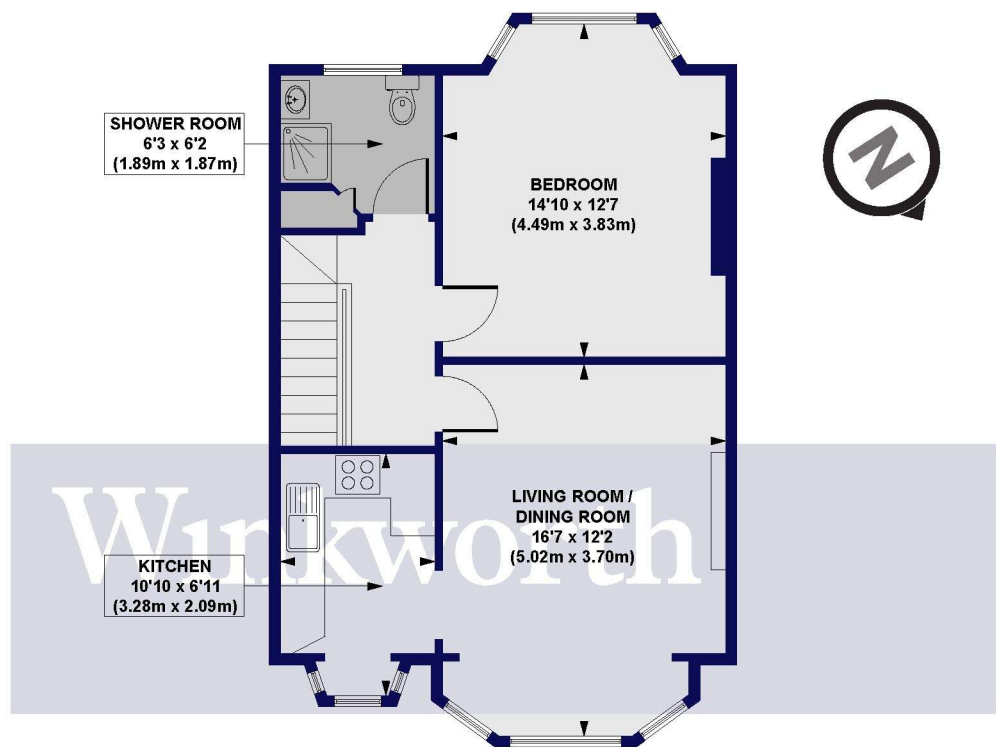
**Ground Rent:** Peppercorn

**Council Tax:** London Borough of Enfield

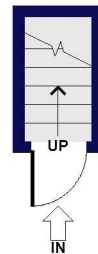
**EPC rating:** Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**The Crest, N13**  
Approx. Gross Internal Floor Area 581 sq. ft / 54.03 sq. m



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 564 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 17 SQ FT

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.

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