



PRYTANEUM COURT, LONDON, N13
GUIDE PRICE £390,000-£400,000 LEASEHOLD

A STUNNING ONE-BEDROOM FLAT SET ON THE UPPER GROUND FLOOR OF A VICTORIAN CONVERSION, LOCATED IN THE HEART OF PALMERS GREEN.

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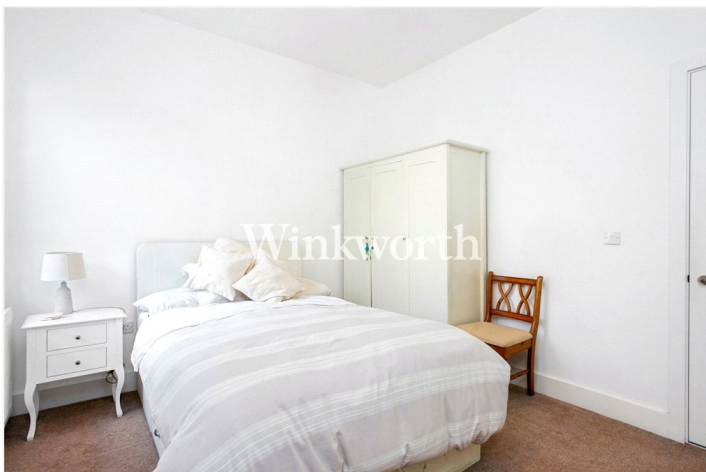
DESCRIPTION:

Guide Price £390,000-£400,000: A stunning and unique apartment situated on the upper ground floor of an exclusive gated development in the heart of Palmers Green. Conveniently located within easy reach of the overground station to Moorgate via Finsbury Park, as well as bus services to Wood Green and Southgate tube stations (Piccadilly Line), the property also benefits from an excellent selection of eateries and open spaces.

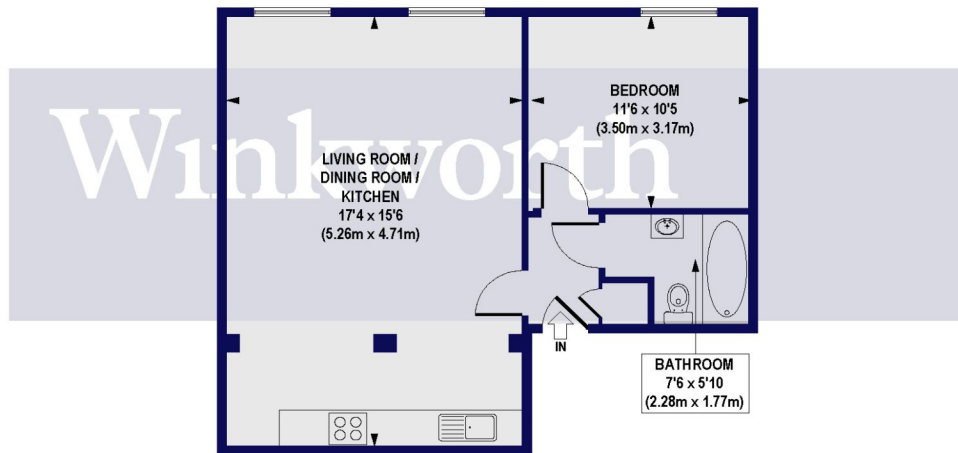
Offered with no onward chain, this stunning apartment boasts light and stylish living accommodation, enjoying a blend of period features with modern finishing touches. There is an impressive open-plan reception room and kitchen, separated by two original grand archways, with two tall sash windows drawing in copious natural light. The kitchen is fitted with a range of bespoke, integrated appliances, and the entire space benefits from wide plank wooden flooring, which extends into the entrance hall. The property also features an attractive porcelain-tiled bathroom and a double bedroom. Additional benefits include private access, a colour video entry phone system, and a private parking space.

Constructed in 1894, the building was previously home to Southgate Town Hall until early 2014, soon after which the site was acquired by award winning developer, Hollybrook. The development involved extensive and sensitive restoration works, resulting in a blend of Victorian charm and luxurious contemporary living which completed in 2016.

The location offers excellent convenience, with Palmers Green Library and a private gym adjacent to the building, along with a wide selection of cafés and restaurants along Green Lanes and opposite Broomfield Park on Aldermans Hill.



Prytaneum Court, Green Lanes, N13
Approx. Gross Internal Floor Area 558 sq. ft / 51.81 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	80	80
(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	

Tenure: Leasehold

Remaining Lease Term: Approximately 115 years for the apartment, approximately 117 years for the parking bay

Apartment Service Charge £4,225.82 per annum (2025) **Car Park Service Charge** £142.49 per annum (2025)

Ground Rent: Apartment £330 per annum, **Car Park** £50 per annum

Council Tax Band: London Borough of Enfield – Band D

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

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