



Crothall Close, London, N13  
£245,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS



# Crothall Close, London, N13

A two bedroom purpose built "Retirement" apartment (buyers must be at least 55 years old) located on the first floor of this late 1980s built development set in quiet residential grounds off Fox Lane.

Fox Lane is a popular residential turning off Green Lanes forming part of the Lakes Estate conservation area and is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Groveland parks are also within easy walking distance.

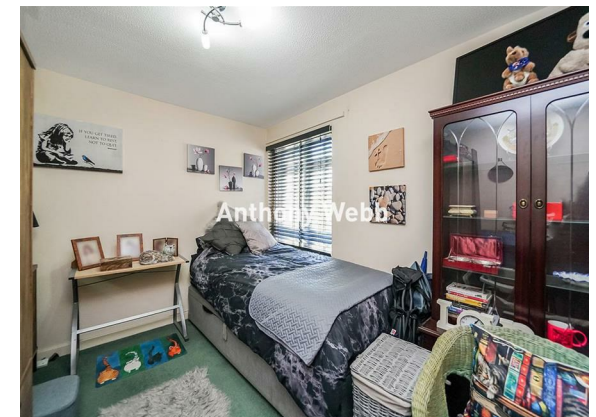
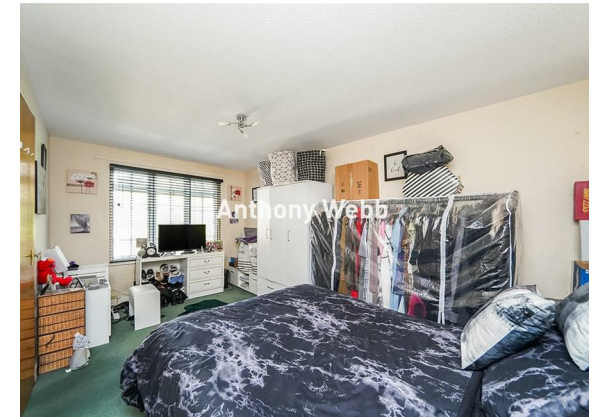
Secure communal entrance with entry phone system • Stairs/lift to all floors • Heated communal hallways • Communal living/dining area and laundry room • Entrance hallway with storage cupboard and airing cupboard • Spacious living/dining room • Fitted kitchen with appliances • Modern shower room • Main double bedroom with fitted wardrobes • Good size second bedroom • All windows are single glazed with secondary glazing • Economy 7 electric storage heaters • Attractive communal gardens and communal off street parking facilities.

199 years remaining lease

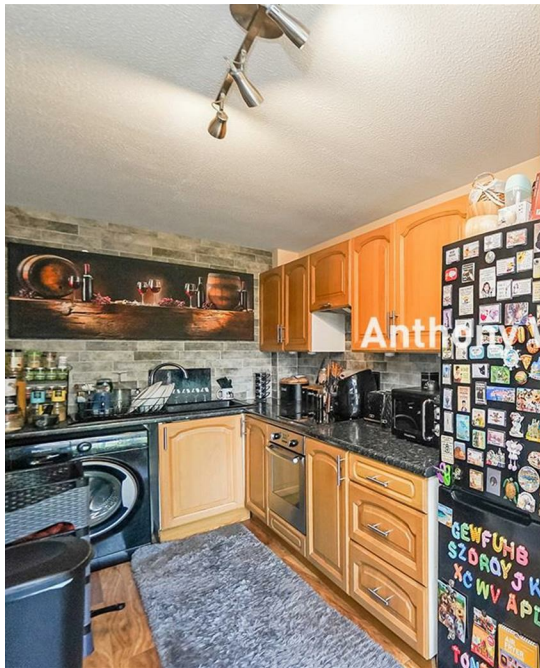
Service charge inc ground rent and water rates is £1104.55 per quarter (£4418.20 per annum)

Enfield council tax band E

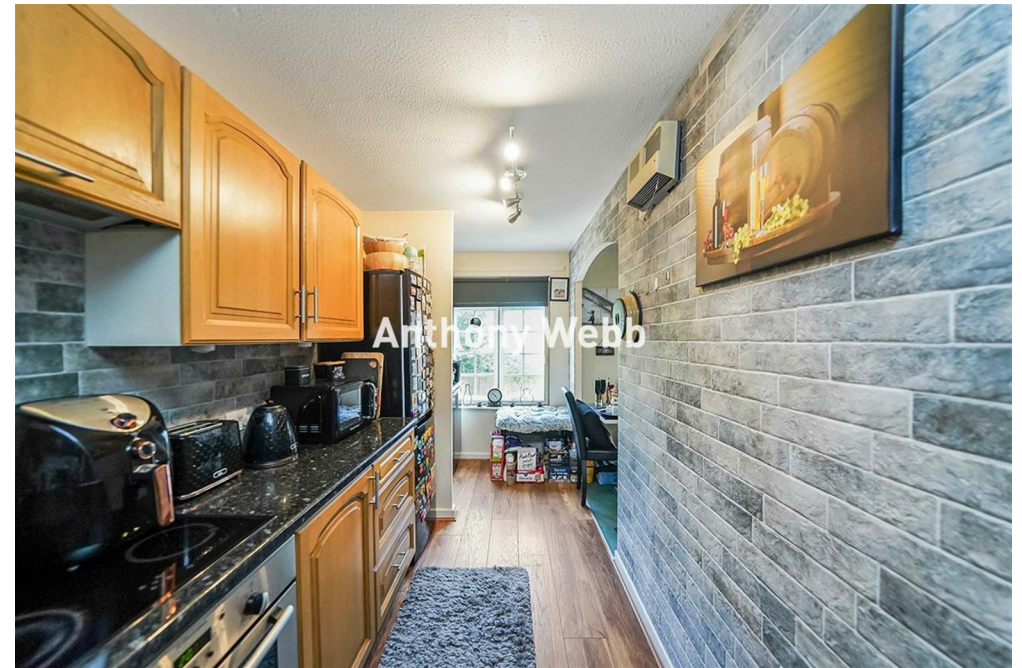
- Two bedrooms
- First floor "retirement" apartment
- Living room
- Fitted kitchen
- Modern shower room
- Electric heating
- Communal parking
- Communal gardens







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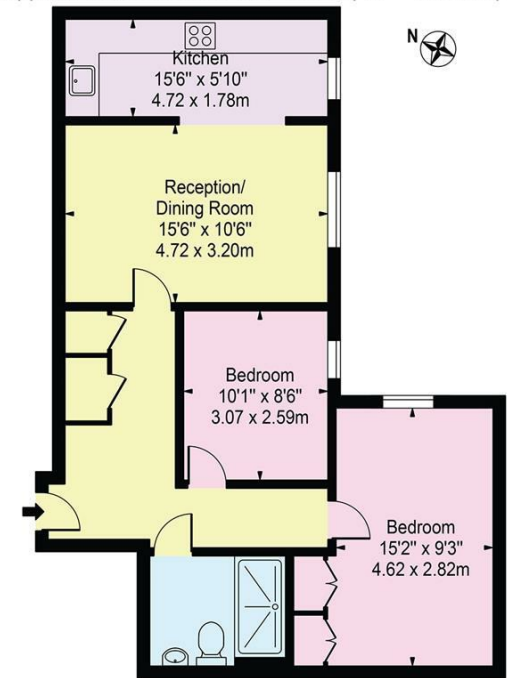
Crothall Close  
London  
N13 4BW

Tenure: Leasehold  
Gross Internal Area: 707.00 sq ft



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Everard Court,  
Palmers Green, N13 4BW  
Approx. Gross Internal Area 707 Sq Ft - 65.68 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale

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