



## **Pilgrims Close, Palmers Green, London**

Available

Offers in excess of £175,000 (Leasehold)







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**Baker and Chase are delighted to present a well-proportioned studio flat located in the heart of Palmers Green.**

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Baker and Chase are delighted to present this chain free studio flat located in the heart of Palmers Green, with allocated parking.

Situated on the first floor, of this well maintained purpose block, this property offers an open plan bedroom/living space, a fully fitted kitchen which includes a washing machine and fridge freezer, a separate bathroom and an additional storage space complete the property.

Pilgrims close is a quiet residential development in the heart of Palmers Green B.R station is on your doorstep and there are many bus routes available on Alderman's Hill; allowing easy access into Central London and Hertfordshire.

The property also comes with allocated and numbered parking space, which is a valuable and useful commodity, so close to local shops and Palmers Green train station.

The property, given its location and considered affordability, would make for a great investment, with other studios in the development being rented for between £1,050 and £1,200 per calendar month, producing a yield of up to 7.8%.

Local Authority: Enfield

Council Tax Band: B

Tenure: Leasehold

Lease Term Remaining: 961 years

Ground Rent: £80 p/annum

Service Charge: £111.00 p/month

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## Exterior building

3-Storey brick purpose built with secure intercom access.

## Entrance to property

## Hallway

Storage cupboard, door to remaining rooms:

## Living space

Entryphone system, power points, electric heater, storage cupboard, door too:

## Kitchen

Fridge/freezer, 4 ring electric hob, washing machine, stainless steel sink with drainer and mixer tap, power points, extractor fan, matching range of wall and base units.

## Bathroom

Low flush wc, paneled bath with mixer tap and shower attachment, freestanding pedestal sink with hot and cold taps, extractor fan.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be







provided by the Seller's Solicitors.

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**Media:** (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

**Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**VAT:** The VAT position relating to the property may change without notice

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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

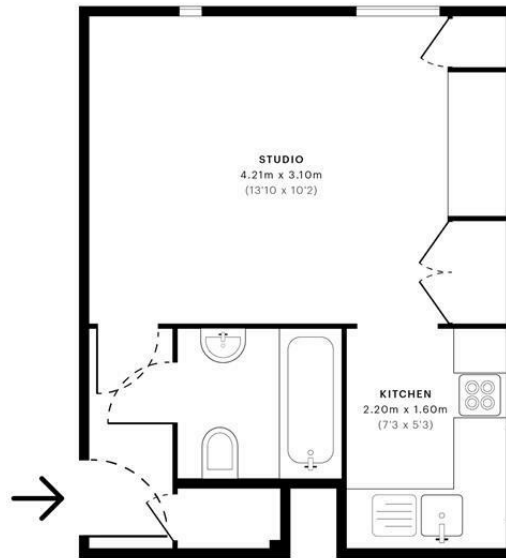


### Pilgrims Close, N13

CAPTURE DATE 14/03/2022 LASER SCAN POINTS 533,925

GROSS INTERNAL AREA

22.21 sqm / 239.07 sqft



— First Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
22.21 sqm / 239.07 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
includes windows, restricted head height  
21.51 sqm / 231.53 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

**AREA 39 RESIDENTIAL** 22.37 sqm / 240.79 sqft  
**AREA 30 RESIDENTIAL** 21.67 sqm / 233.25 sqft  
area id: 621c0fab46f690de8af7d9f

EPC Rating D / Local Authority: Enfield / Council Tax Band: B

