

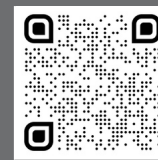
PENNY LODGE, AMBERLEY ROAD

PALMERS GREEN - N13

THOMAS
JAMES
ESTATE AGENTS



- BRAND NEW TWO BEDROOM APARTMENT
- UNDERFLOOR HEATING
- PRIVATE GARDEN TERRACE
- HIGH SPECIFICATION
- FITTED WARDROBES
- BOSCH APPLIANCES



FOR SALE
£600,000
LEASEHOLD

PENNY LODGE - AMBERLEY ROAD

PALMERS GREEN - N13



BRAND NEW TWO BEDROOM GARDEN TERRACE APARTMENT

£600,000 LEASEHOLD

IN BRIEF

Penny Lodge is a unique new development of just four luxurious apartments in the prestigious Lakes Estate area of Palmers Green, close to Grovelands Park and within easy walking distance of the many shops in Palmers Green, Southgate, and Winchmore Hill.

This boutique development sits on a corner plot that is set back behind a wraparound walled communal garden.

Finished to a very high standard, this contemporary two bedroom apartment has a stylish interior and a private garden terrace.

PROPERTY DESCRIPTION

The property entrance, which has a video entryphone and communal hallway, is tucked around the corner on tree-lined Amberley Road.

The traditional façade of this development belies the contemporary style of the apartments within. This is hinted at from the rear elevation, where anthracite picture windows and sliding doors, and covered balconies hint at a Scandi-style simplicity.

The apartment has a modern open plan layout and high quality contemporary fixtures and fittings, including modern tilt/slide sash windows, energy efficient gas combi boilers, and underfloor heating.

The stylish décor includes engineered wood floors and a subtle monochrome colour scheme with highlights such as a blue Shaker-style kitchen with brushed brass metal handles. The kitchen has a suite of integrated Bosch appliances including an induction hob.

COUNCIL TAX BAND: tbc
ENFIELD

EPC RATING: TBC

SERVICE CHARGE: £1100 p/a

GROUND RENT: Peppercorn

LEASE: 250 years



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PROPERTY DESCRIPTION CONTINUED...

The bathroom features stunning metro tiles, down lighters, and heated towel rails, and contemporary sanitary ware. A bath with an overhead shower with brushed brass shower fitting helps give it a contemporary edge. The wall-hung washbasin consoles and WC add to the feeling of space.

The garden terrace enhances the sense of privacy a great spot to relax entertain.

The ground floor two bedroom apartment is stunning, with a generous 753 square feet of space and a contemporary layout that's ideally suited to modern living. Located at the front of the property, the apartment is flooded with natural light from two large south-facing windows and full height picture window in the living room. This large open plan space room is zoned into kitchen, dining and lounge areas, and has glazed sliding doors that open onto a paved private garden terrace.

Both bedrooms are spacious doubles with attractive feature windows and bespoke fitted wardrobes. The main bedroom windows form part of a turret, whilst the second bedroom has a large, curved bay. The bathroom is a luxurious retreat.

LOCAL AREA

-The development is within easy walking distance of all the amenities in the neighbourhood centres of Southgate, Palmers Green, and Winchmore Hill. Southgate is the nearest, a mere 15-minute walk, five-minute cycle, or three-minute drive.

-Transport links are good; Southgate station on the Piccadilly Line and Palmers Green rail station are both just over half a mile away, an easy 15-minute walk, and both have regular direct services into the centre of London. Road links are also good, with the North Circular Road and the A10 just a five-minute drive from the property.

-There's great access to green spaces, with Groveland Park a mere five-minute walk, and Broomfield Park a 15-minute walk. These popular award-winning parks offer a variety of facilities, from grassland and woods to sports courts and cafes.

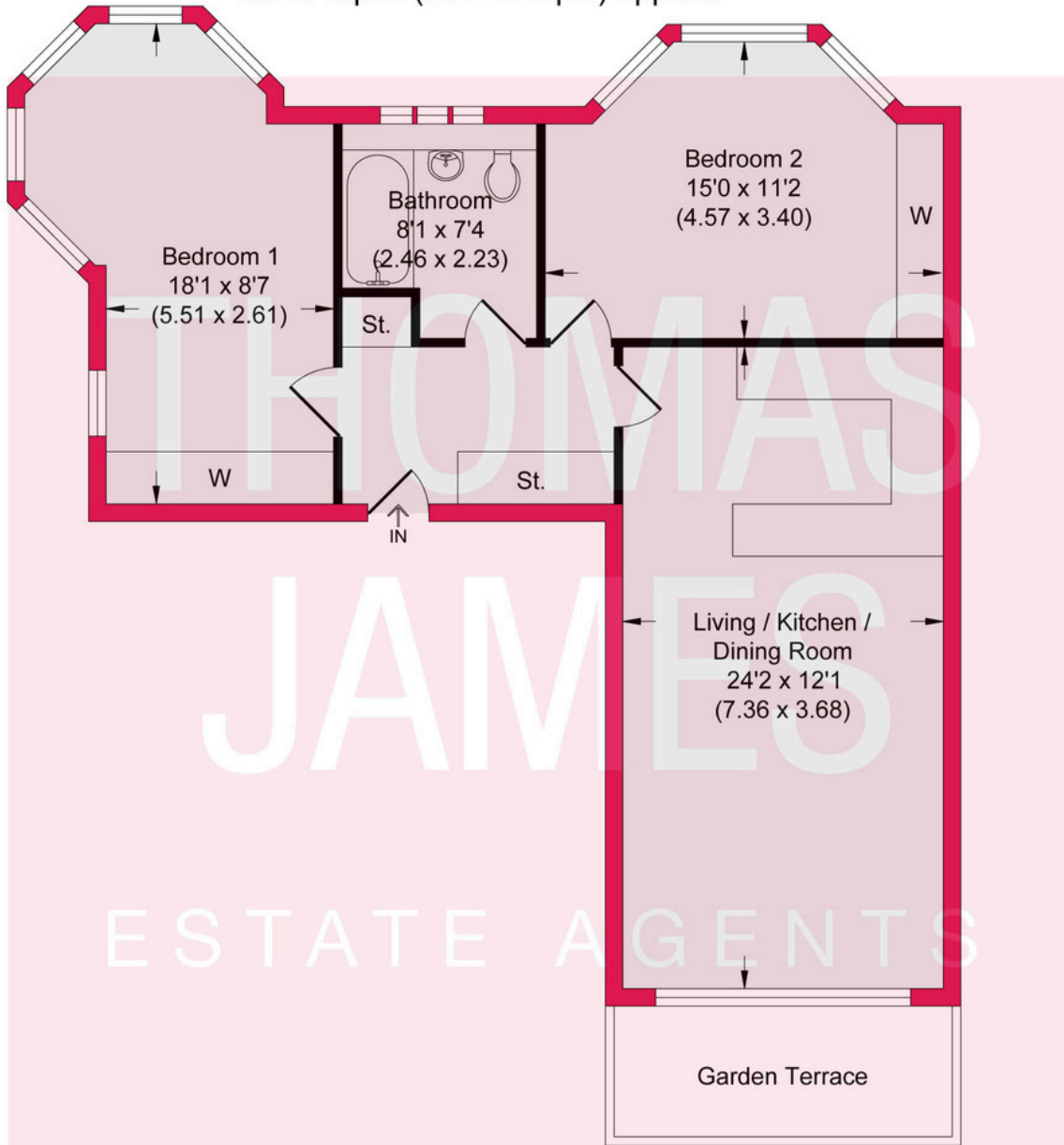
TRANSPORT



TRANSPORT



Flat 1
Ground Floor
68.48 sq.m. (737.11 sq.ft.) approx.



TOTAL FLOOR AREA : 68.48 sq.m. (737.11 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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