



Cherry Blossom Close, Palmers Green, London, N13

Available

£285,000 (Leasehold)





**Chain free, two bedroom, 2-bathroom first floor purpose built flat,
with extended 140+ year lease.**

Baker and Chase are delighted to offer this two-bedroom, two-bathroom first floor apartment with an extended lease, set within a quiet and well-maintained development, boasting residents' parking and a generous lease of approximately 142 years remaining. Offered chain free and located in a small block of just six properties, this home is an excellent choice for first-time buyers, downsizers, or buy-to-let investors.

The property comprises a spacious lounge with two rear aspect windows, parquet flooring, and a door to a well-equipped kitchen featuring integrated appliances and plentiful worktop space. Both bedrooms are front-facing, with the principal bedroom benefitting from a private en-suite shower room, while the second double bedroom is served by a well-appointed family bathroom. Both bathrooms offer modern fittings and generous space, ideal for shared living or hosting guests. Additional features include electric heating, ample storage, and well-kept communal areas.

Externally, residents can enjoy landscaped communal grounds and non-allocated parking for up to two vehicles per household, plus 24-hour visitor access via number plate recognition. The property is conveniently located within 0.6 miles of Palmers Green Station, offering direct services to Moorgate, and approximately 0.3 miles from Green Lanes with its vibrant mix of shops, cafes, and restaurants. Nearby open spaces include Broomfield Park (0.5 miles) and Hazelwood Recreation Ground (0.4 miles).

With excellent transport links, a sought-after location, and no onward chain, this is a fantastic opportunity to secure a spacious and comfortable home in North London.

Tenure: Leasehold

Lease Term: 150 years from 13 January 2017

Term Remaining: 142 years approx

Service Charge: £2,700 p/a

Ground Rent: £250 p/a

Local Authority: Enfield

Council Tax Band: D

Communal entrance

Postboxes, stairs to first floor

Hallway

Hardwood door to side aspect, parquet flooring, fuse box, doors to lounge, kitchen, bedrooms and bathroom

Lounge

Two windows to rear aspect, electric radiator, dado rail, coving to ceiling, door to kitchen

Kitchen

Window to rear aspect, matching wall and base units with roll-top work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap, four-ring electric hob with extractor hood over, electric oven, integrated dishwasher, plumbed space for washer/dryer, space for fridge/freezer, tiled splashbacks, extractor fan

Bedroom 1

Window to front aspect, electric radiator, door to en-suite

En-suite

Opaque window to side aspect, walk-in shower with electric shower, low flush WC, hand basin with mixer tap and storage under, half tiled walls, wall-mounted extractor fan, shaving point

Bedroom 2

Window to front aspect, electric radiator

Bathroom

Window to side aspect, panelled bath with mixer tap, hand basin with mixer tap and storage under, low flush WC, part tiled walls, built-in airing cupboard, wall-mounted heater, extractor fan, shaving point





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External & Residents Parking

Residents' parking for up to two vehicles per household, number plate recognition for visitor access (24-hour free parking), communal grounds, secure bin storage

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.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd







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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

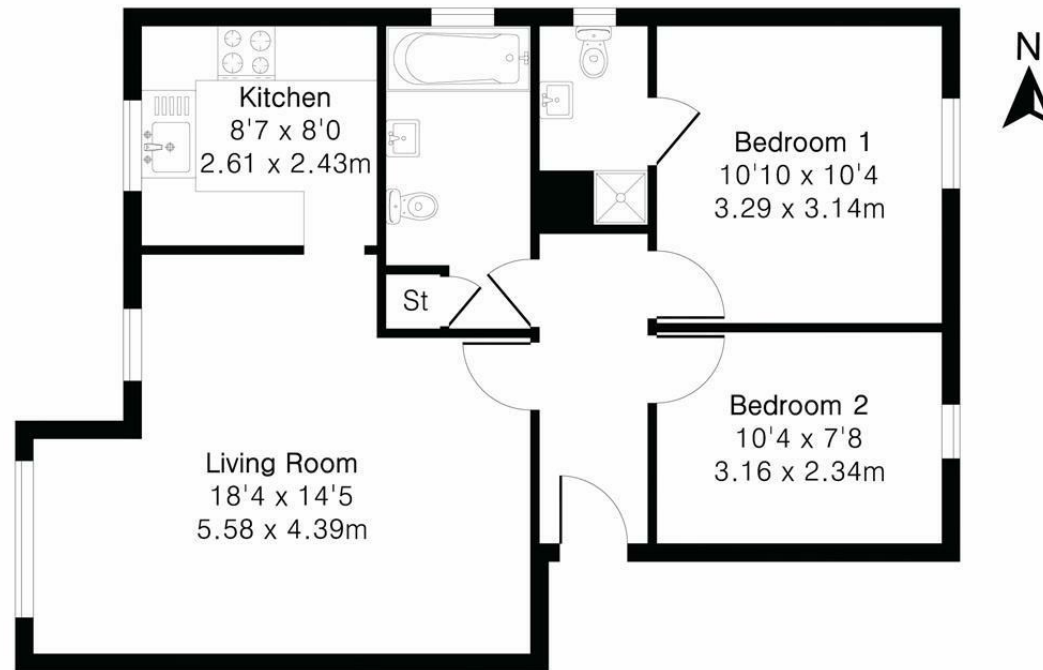
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Approximate Gross Internal Area 634 sq ft - 59 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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