



Cherry Blossom Close, Palmers Green, London, N13  
Chain Free £225,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Cherry Blossom Close, Palmers Green, London, N13

A one double bedroom apartment located on the second floor of this three story block with a spacious living room, a good size separate kitchen, electric heating, secure entry phone system and communal parking facilities.

Cherry Blossom Close is a 1990s Fairview built development conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station (Moorgate). There are various bus/road routes inc the A406 and A10 to Wood Green/Arnos Grove underground stations and London beyond.

Remaining lease-163 Years  
Service charge - £2700 per annum  
Ground rent - £100 per annum  
Enfield council tax band C

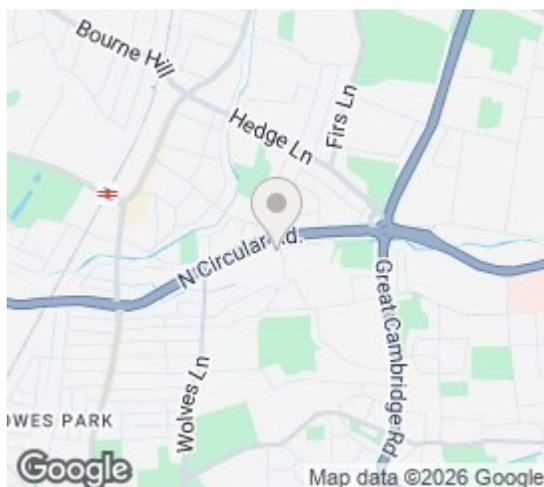
- Second floor flat
- Purpose built development
- One double bedroom
- Spacious living room
- Good size kitchen/bathroom
- Loft storage space
- Secure entry phone system
- Communal parking facilities





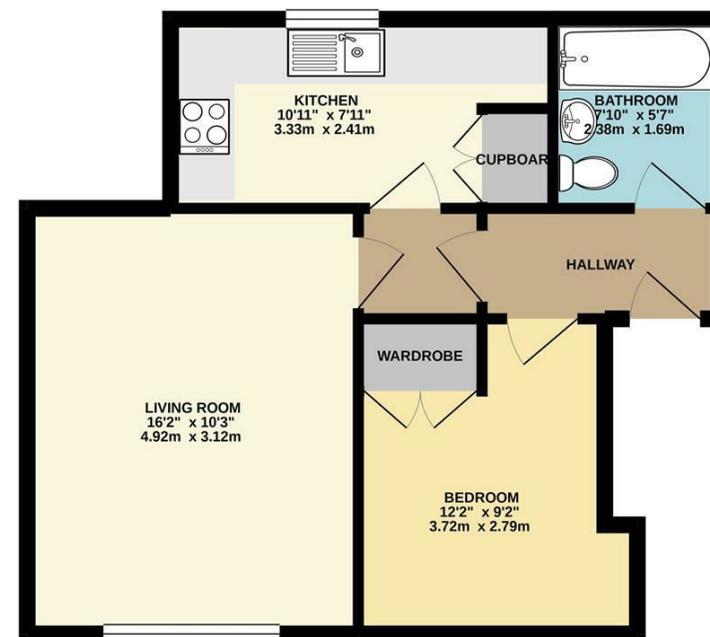
# Cherry Blossom Close Palmers Green London N13 6BZ

Tenure: Leasehold  
Gross Internal Area: 441.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

SECOND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq ft. (41.0 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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