

Lucerne Close, London, N13

£475,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

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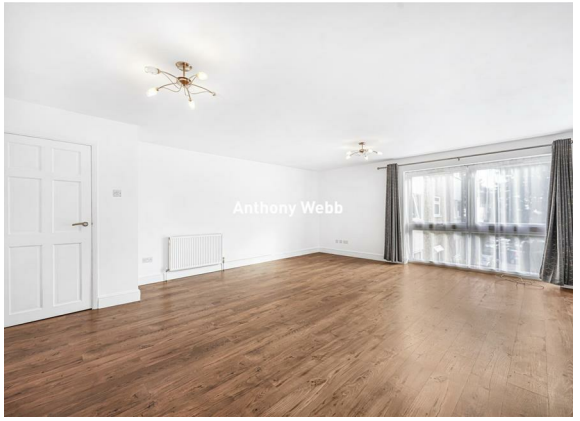
A spacious and beautifully presented two bedroom apartment with garage en-bloc located on the first floor of this popular purpose built block opposite Broomfield Park. The flat offers an impressive 961 sq ft of bright and airy living space.

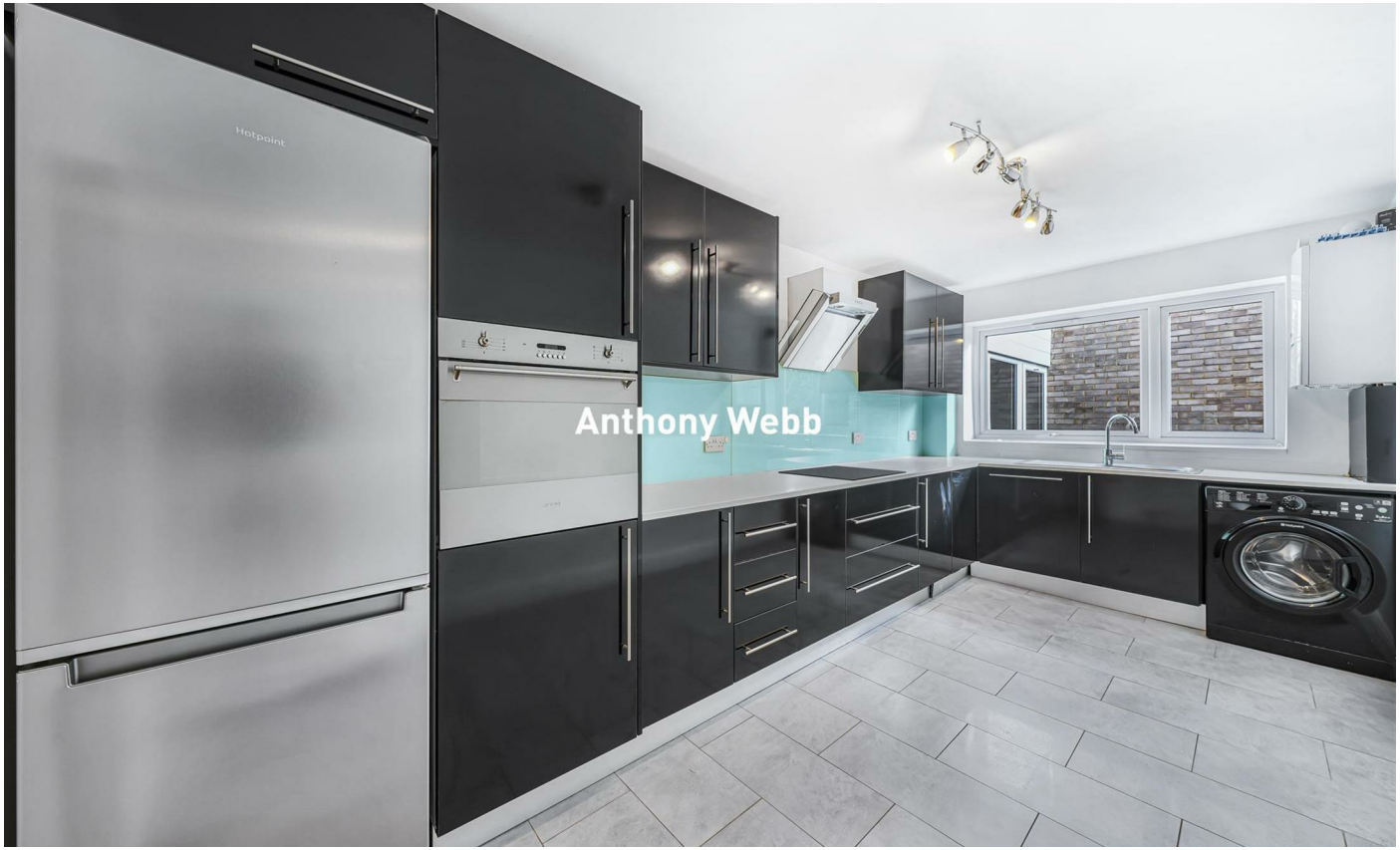
Lucerne Close is located in one of the most desirable parts of Aldermans Hill opposite Broomfield Park and a few minutes walk to both Southgate Green and Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short bus ride away.

Well maintained communal entrance with entry phone system • Spacious hallway • Guest w.c • Spacious Living/dining room • Modern fitted kitchen • Modern fitted bathroom • Main bedroom with fitted wardrobe • Secondary bedroom • Double glazing • Gas central heating • Communal parking facilities and gardens • Garage en-bloc.

Council Tax Band: E
Tenure: Share of Freehold (950+ years)
Service Charge: £2,389 per year
Ground rent: N/A

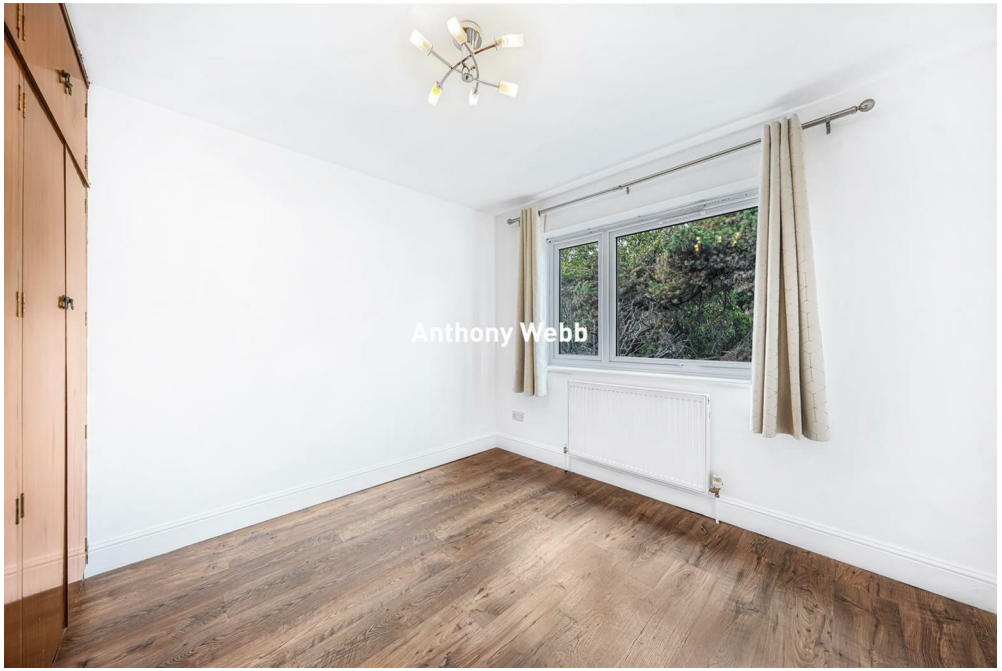
- Two bedrooms
- First floor flat
- Spacious reception
- Modern kitchen
- Separate bathroom + w.c.
- Double glazing/gas central heating
- Communal gardens
- Garage en- bloc

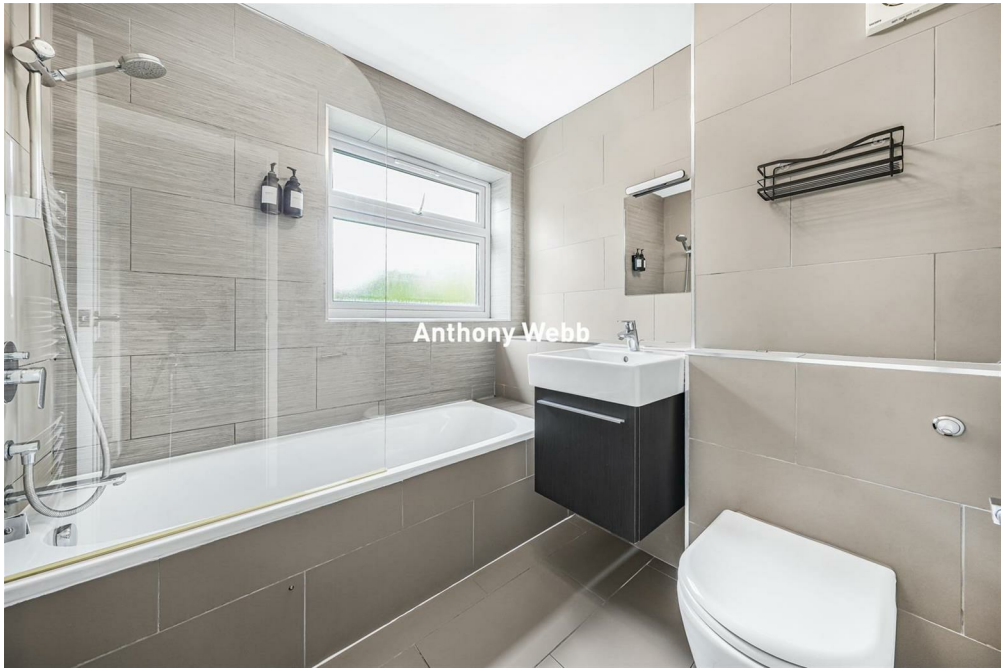









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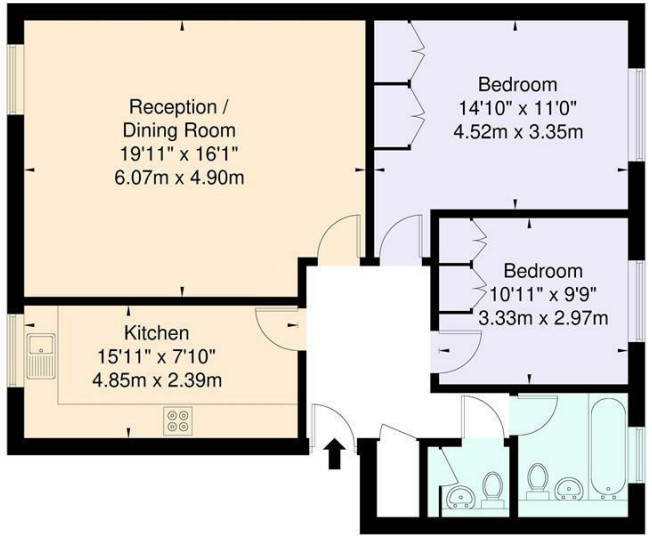

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Lucerne Close
London
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Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



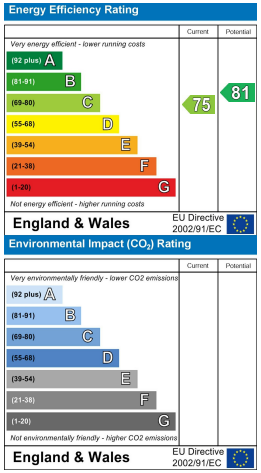
First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 961.00 sq ft





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