



Blacksmith Court, Green Lanes, London

Available

£2,250 Per month (Available from 1st August 2026, Unfurnished)





Baker and Chase are delighted to present this outstanding larger than average 1331 sq ft, 2 double bedroom 3rd (top) floor penthouse apartment, in a modern purpose built block in the heart of Palmers Green, Blacksmith Court, N13. Small, exclusive development of just nine apartments. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £67,500pa +

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This superb centrally located apartment, built in 2010, is offered with a range of benefits which include a 34'9 bright and spacious open plan lounge/dining room and kitchen with Velux windows and blinds, south facing balcony and a modern fully fitted kitchen equipped with a range of brand named integrated appliances including a Bosch washer dryer and a Neff dishwasher.

There is a modern fitted family bathroom with a bath plus a shower attachment, 2 good sized double bedrooms. The 18'7 master bedroom includes an en suite shower room/wc, plus a walk in wardrobe.

Other features include a video entryphone entry system and lift service to all floors. Electric heating and double glazing. The amazing apartment also comes with an allocated gated parking space.

The developments location is outstanding being just moments (0.4 miles away) from Palmers Green Overground Train Station which offers direct services to Moorgate via Finsbury Park. North Circular Road (A406), and the A10 are also on your doorstep, offering excellent transport connections. Palmers Green local vibrant shopping centre along Green Lanes is also close by which includes popular shops, cafés, supermarkets like Morrisons. Within walking distance of the popular Broomfield Park, providing open green space, tennis courts, children's play areas and landscaped gardens.

Offered unfurnished and is available now.

For further details or to arrange your viewing, please contact our office.

Exterior

Communal front door leading to communal entrance hallway. Entryphone system. Door leading to car park. Lift leading to top floor landing.

Hallway

Solid wood front door leading to entrance hallway. Laminate effect vinyl flooring. double radiator, ceiling spotlights, video entryphone system. Room thermostat. Door to storage cupboard housing wall mounted consumer unit. Door leading to

Open plan lounge/dining room/kitchen

Lounge area

Laminate effect vinyl flooring. 3 x double radiators, ceiling spotlights, 2 x Velux windows and blinds, double glazed sliding patio doors leading to own south facing balcony. Window blinds.

Kitchen

Kitchen area

Laminate effect vinyl flooring, ceiling spotlights, Velux window and blind, range of wooden wall and base units, granite worktops, inset stainless steel sink unit, mixer tap, built in Neff electric hob, with Neff stainless steel extractor hood over, built in Neff electric oven, subway style tiled splashbacks, integrated Neff dishwasher, integrated Bosch washer dryer, integrated Neff fridge and Neff freezer, integrated Neff microwave.

Family bathroom

Ceramic tile effect vinyl flooring, ceiling spotlights, extractor fan, wall mounted chrome heated towel rail, low flush wc, pedestal wash hand basin, mirror above, panel enclosed bath, mixer tap, shower attachment with riser rail, bi fold shower screen.

Bedroom one

Fitted carpet, 2 x double radiators, 2 x Velux windows with blinds, open to

Large walk in wardrobe

Fitted carpet, shelving and clothes rail. Door to airing cupboard. Housing hot water cylinder tank. Wall mounted Daikin boiler. Storage.





En suite shower room

Slate tile effect laminate flooring, ceiling spotlights, extractor fan, wall mounted chrome heated towel rail, low flush wc, pedestal wash hand basin, mirror above, large walk in shower cubicle, glass bi fold door.

Bedroom two

Fitted carpet, double radiator, Velux window and blind.

Parking

There is parking in the gated ground floor car park. The space is allocated and marked as space 9.

Disclaimer

Lettings Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: 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.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.







Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

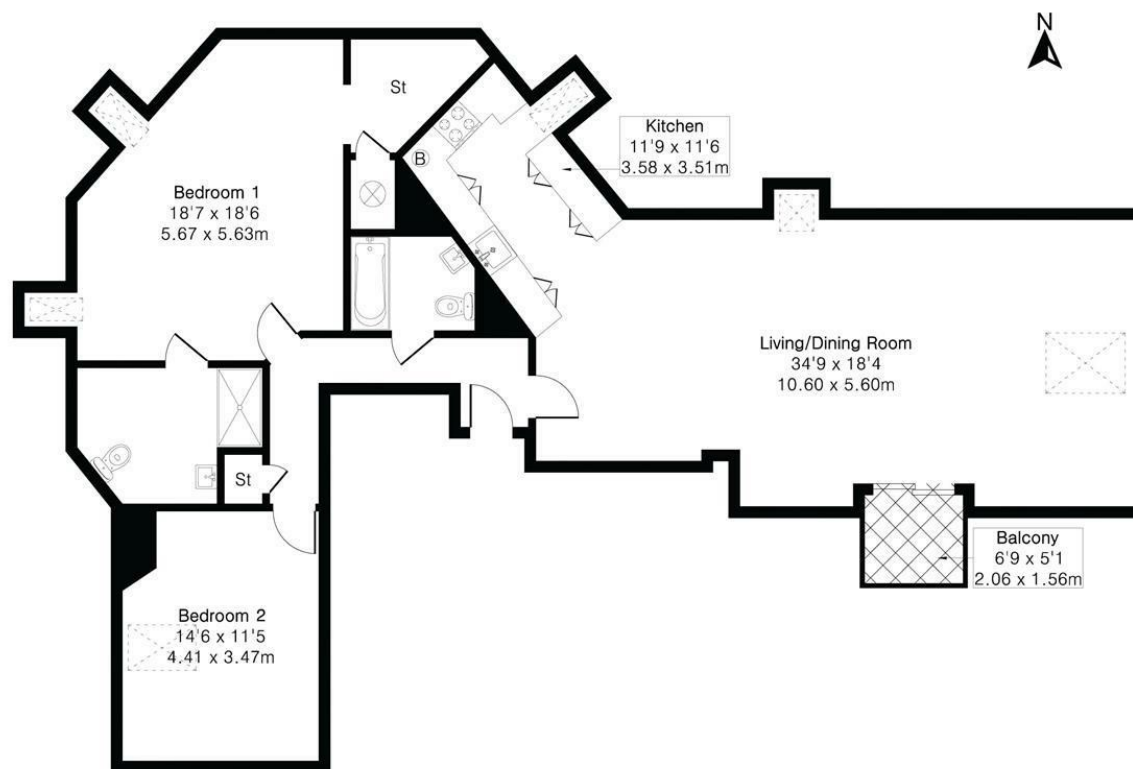
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



Approximate Gross Internal Area 1331 sq ft - 124 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: London Borough of Enfield / Council Tax Band: D / Deposit

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