

Pilgrims Close, Palmers Green, London, N13

Available

£265,000 (Leasehold)

BAKER AND CHASE



A stylish split-level one-bedroom flat with allocated parking, moments from Broomfield Park.

Tucked away in a quiet residential close in the heart of Palmers Green, this bright and stylish one-bedroom split-level flat occupies the top two floors of this purpose-built block and comes with its own allocated parking space. Presented in excellent decorative order throughout, it is ready to move straight into.

Opening into a light-filled lounge with a double-height ceiling and a bay window to the front, flowing through an archway into a modern kitchen fitted with shaker-style units, metro tiling, an electric oven, induction hob and integrated fridge freezer. A bathroom with shower over the bath completes this floor.

Upstairs, the generous double bedroom measures 15'4 x 13'10 and benefits from a Velux window, built-in wardrobe with plumbing for a washing machine, an airing cupboard and loft access for extra storage.

With a long lease of 958 years remaining and approximately 473 sq ft of well-planned space, this is an ideal first purchase or investment, well placed for local shops, cafes and transport links. Early viewing is highly recommended.

Sellers Comments:

The seller has enjoyed the proximity to great cafes and restaurants in the area, as well as the abundance of nearby shops. She particularly enjoyed the coffees and pastries from the local bakery and cheesemonger Holtwhites, especially when taken to go for a walk around the nearby Broomfield Park. The park also holds a number of community events throughout the year, such as markets and jazz music on Sundays in the summer. There is a lovely community feel to the area.

Tenure: Leasehold
Lease term: Started in 1985 with a lease of 999 years.
Lease term remaining: 958 years remaining
Service Charge: £1,484.48 a year
Ground Rent: £80 per annum
Local Authority: Enfield
Council Tax Band: C

Parking
x1 allocated parking space

Communal Entrance
stairs to 2nd floor, doors to all remaining flats

Hallway
Hardwood door to side aspect onto communal hallway, fuse box, stairs to 3rd floor, doors to:

Bathroom
Panel bath with shower screen mixer tap and shower over, hand basin with mixer tap and storage under, low flush w/c, part tiled, extractor fan, heated towel rail

Lounge
x2 double glazed windows to front aspect, double height ceiling, entry phone system, electric heater, archway to:

Kitchen
Double glazed window to side aspect, contrasting range of wall and base units with work surfaces over, inset sink with mixer tap, electric oven, 4 ring induction hob with extractor hood over, low level integrated fridge with freezer compartment

Stairs to Second Floor

Bedroom
Velux window to front aspect, fire escape onto communal hallway, built in wardrobe with plumbed space for washing machine, airing cupboard with hot water cylinder, loft access for storage.

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.

Anti-Money Laundering Regulations: Intending








AEG
BAKER AND CHASE







purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

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.

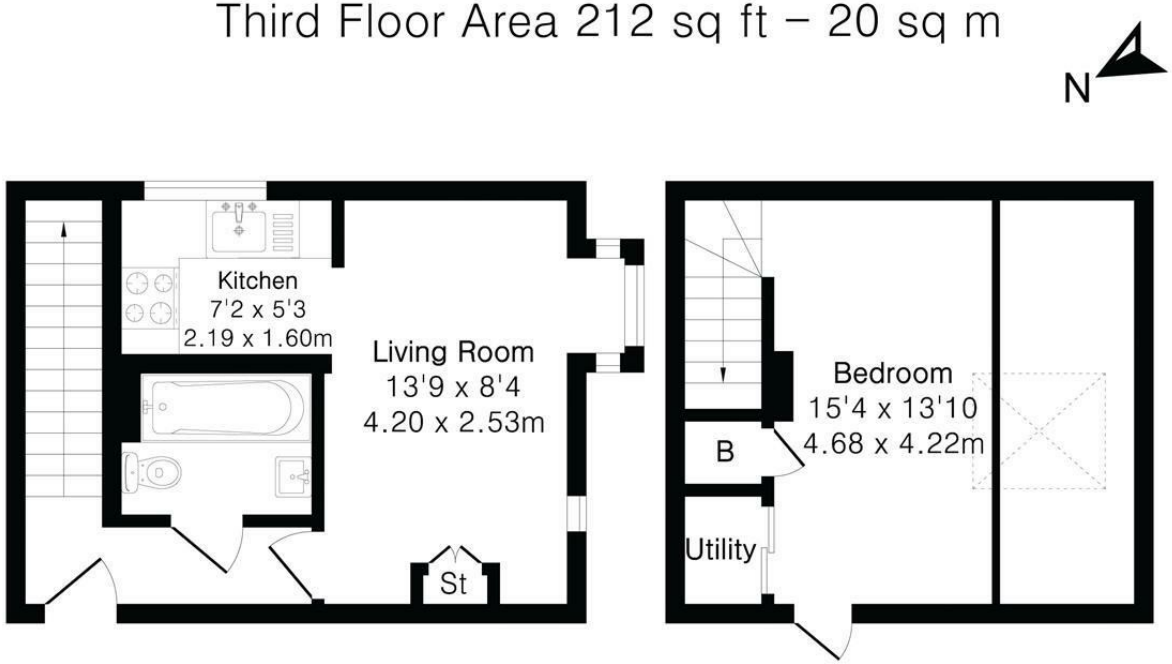
Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Approximate Gross Internal Area 473 sq ft - 44 sq m

Second Floor Area 261 sq ft – 24 sq m

Third Floor Area 212 sq ft – 20 sq m



PINKPLAN

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.

BAKER AND CHASE

EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: C

22 Aldermans Hill, Palmers Green N13 4PN
Tel: 020 8886 0090
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

BAKER AND CHASE