ASKING PRICE

£150,000 Leasehold
Everard Court, Crothall Close

London, N13

PROPERTY SUMMARY

A well-presented one-bedroom first floor apartment, set within a sought-after retirement development exclusively for residents aged 55 and over. Offered to the market chain free, the development provides excellent on-site facilities including a lift to all floors and a scheme manager.

The accommodation comprises one bedroom, a spacious reception room leading through to a fitted kitchen, and enjoys access to beautifully maintained communal grounds. The property offers pleasant views over the landscaped gardens as well as far-reaching views across London from its elevated position at the top of Fox Lane.

The property is ideally suited to over 55s offering, secure and low-maintenance lifestyle within a well-managed retirement setting. The development is designed to promote independent living while offering peace of mind, with a friendly and established community atmosphere and the reassurance of on-site management support.

Located in Palmers Green (N13), the area is particularly popular with retirees and downsizers due to its level access to a good range of amenities and transport links. Nearby Green Lanes offers a variety of local shops, supermarkets, cafés and restaurants, all within easy reach, while quieter residential streets provide a calm and comfortable environment for day-to-day living.

For leisure, residents benefit from close proximity to Broomfield Park and Grovelands Park, both offering level walking routes, lakes, gardens and seating areas ideal for relaxed outdoor enjoyment. The area is also well served by regular bus routes and nearby Palmers Green and Winchmore Hill stations, providing convenient access into central London and surrounding areas.

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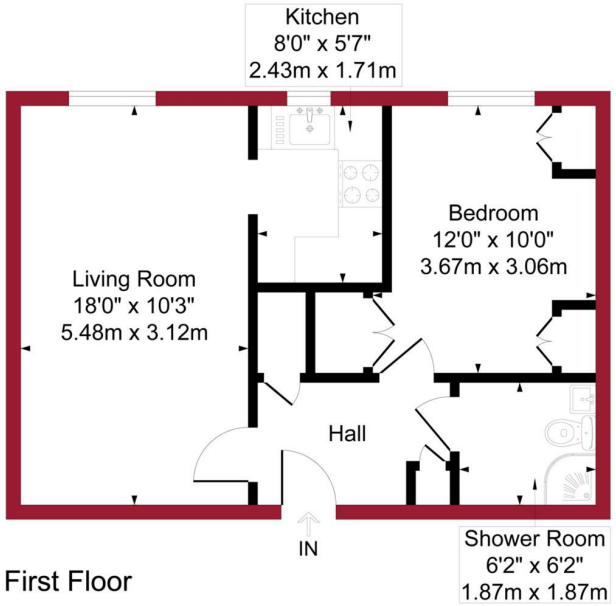
Everard Court, Crothall Close, London, N13 **Approximate Gross Internal Area** = 465 sq ft / 43.2 sq m



First Floor

PINK PLAN

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.

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Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:
Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.

Retirement Property

Leasehold

Council: Enfield

Council Tax Band: D

Lease Remaining: 60

Service Charge: £3848.59

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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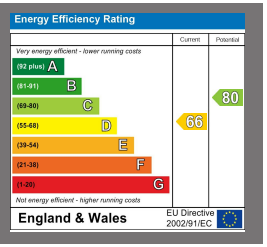
OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

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