

Castles



GUIDE PRICE

£300,000-£325,000 Leasehold

Spencer Mews

London, N13 4TR

Castles

PROPERTY SUMMARY

Guide price £300,000 - £325,000

Positioned within an attractive converted building on Spencer Mews, this beautifully appointed two-bedroom apartment offers well-balanced proportions, an elegant finish, and a light-filled, contemporary feel throughout.

Extending to approximately 774 sq ft, the property has been thoughtfully arranged to maximise both space and natural light, creating an inviting environment ideal for modern living. Tucked away in a peaceful enclave just off Spencer Road, it offers a rare sense of tranquillity while remaining moments from a wealth of local amenities.

The accommodation comprises two generous double bedrooms, both finished with wooden flooring adding a touch of character and warmth. The principal bedroom enjoys an abundance of natural light.

The reception room is particularly impressive, offering a superb setting for both relaxation and entertaining, with ample space for a dining area. Adjacent is a contemporary kitchen, complete with generous worktop surfaces and excellent storage, perfectly suited to modern lifestyles.

A well-appointed bathroom suite completes the accommodation.

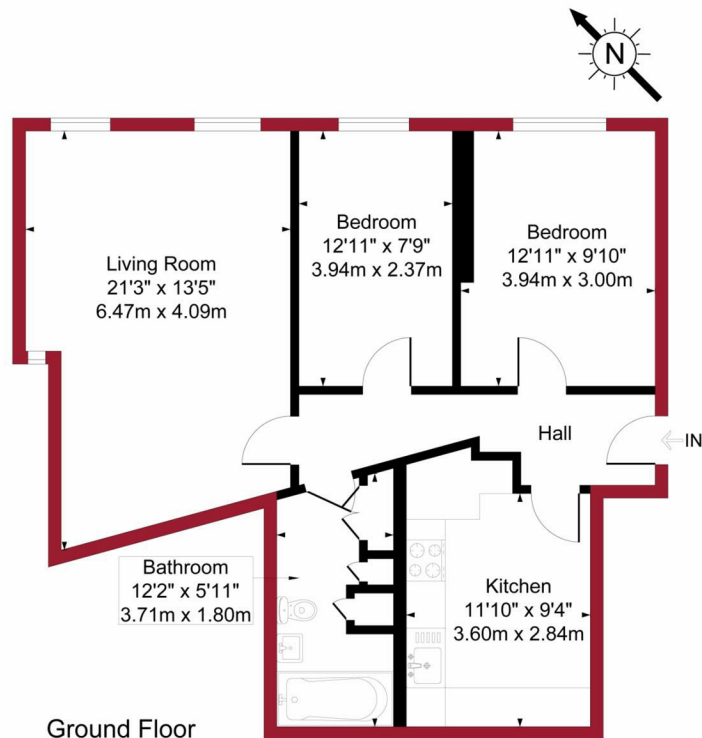
Situated within the highly regarded postcode area, the property benefits from excellent connectivity and access to the vibrant surroundings of Bowes Park and Palmers Green. The area is known for its strong community atmosphere, complemented by an array of independent cafés, restaurants, and boutique shops along nearby Green Lanes.

Transport links are excellent, with Bounds Green Underground Station (Piccadilly Line) and Bowes Park Mainline Station both within easy reach, providing swift and convenient access into Central London and beyond. The area also benefits from a selection of green open spaces, enhancing its appeal for those seeking both convenience and lifestyle.

The property is being offered on a chain-free basis.







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.



Transport:

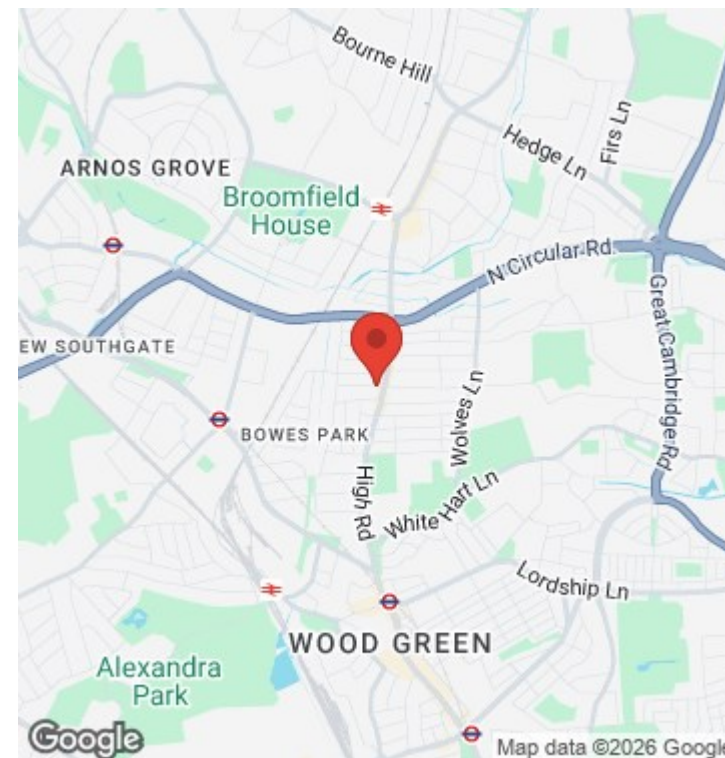
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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.



Flat

Leasehold

Council:

Council Tax Band: C

Lease Remaining: 104 Years Remaining

Service Charge: £2,000.00 per year

Ground Rent: £200.00 per year



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



OFFICE ADDRESS

78 Green Lanes
Palmer's Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081
www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) A	(15-17) B	(18-20) C	(21-23) D
(24-26) E	(27-29) F	(30-32) G	(33-35) G
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	