



Castles

ASKING PRICE

£150,000

Cherry Blossom Close

London, N13 6BT

Castles

## PROPERTY SUMMARY

Guide price £150,000 - £175,000

Nestled within the charming Cherry Blossom Close, this delightful one-bedroom apartment offers a superb blend of comfort and convenience in the heart of London.

Extending to approximately 422 sq ft, the property has been thoughtfully designed to maximise space, creating a warm and inviting atmosphere. The reception room is well-proportioned and filled with natural light, providing an ideal space for relaxing or entertaining. The adjoining kitchen is functional and well-equipped, offering ample storage and practicality for everyday living.

The bedroom provides a peaceful retreat, designed for comfort and relaxation, while the bathroom is fitted with essential amenities.

Built in 1980, the property offers a balance of modern living and character, making it an excellent choice for first-time buyers, investors, or those looking to downsize.

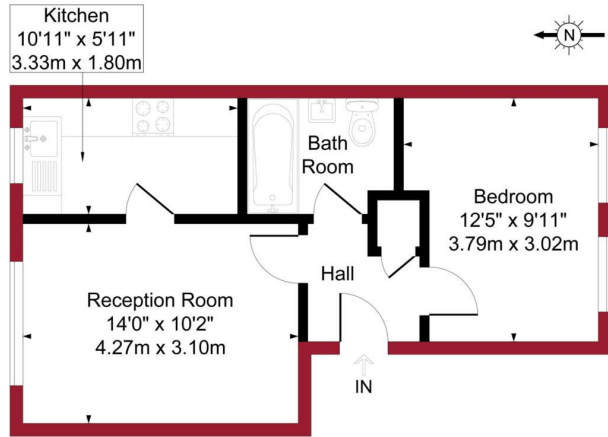
The property is ideally situated within the sought-after Bowes area, on the borders of Palmers Green, known for its strong community feel and residential charm. Palmers Green Station is within easy reach, offering direct services into Moorgate, making it ideal for City commuters, with local bus routes also nearby.

A wide range of amenities can be found along Green Lanes, including supermarkets, cafés, and restaurants, while nearby green spaces such as Tottenham Recreation Ground and Tatem Park provide excellent outdoor leisure options.

This charming apartment presents a fantastic opportunity to acquire a well-presented home in a desirable North London location, with excellent transport links and a convenient setting. Early viewing is highly recommended.





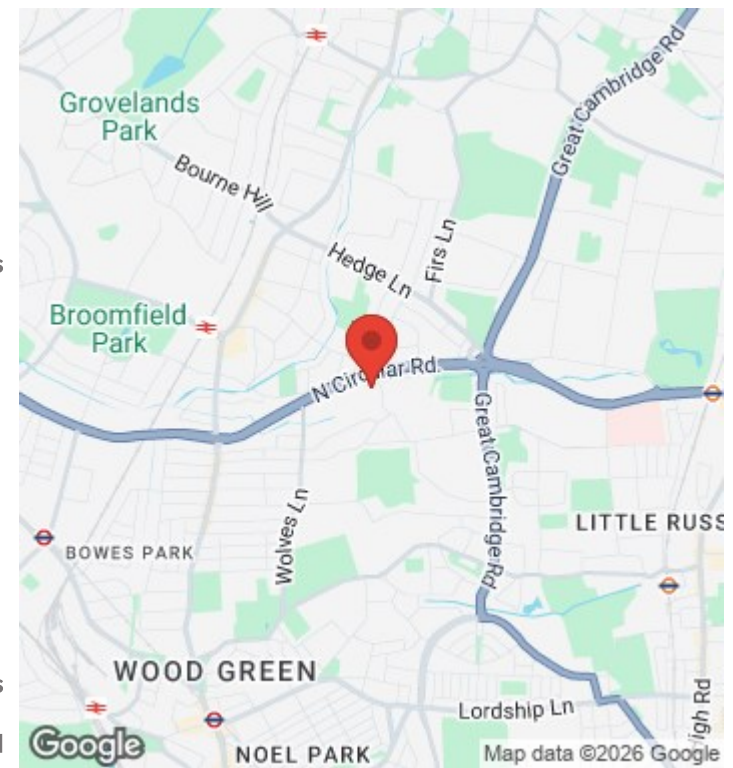


Second Floor

**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.



Apartment

Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** 70 years remaining

**Service Charge:** £2500.00 per year

**Ground Rent:** £100.00 per year



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.



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  
 Palmers Green  
 London  
 N13 6BE

**OFFICE DETAILS**

020 8888 6081  
  
[www.castles.london](http://www.castles.london)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B	(69-80) C	(55-68) D
(48-54) E	(35-44) F	(21-38) G	(1-20) G
Not energy efficient - higher running costs			
England & Wales		77	
EU Directive 2002/91/EC			