

# Castles



ASKING PRICE

**£290,000 Leasehold**  
**Brian Court, Rowland Road**  
N17

## PROPERTY SUMMARY

Set within a well-maintained, gated private modern development, this impressive second-floor one-bedroom apartment delivers spacious, light-filled living extending to over 650 sq ft, complemented by its own private balcony.

The heart of the home is a generous open-plan living area, seamlessly combining a sleek contemporary kitchen with a bright reception space, ideal for both relaxing and entertaining. Large doors open directly onto the private balcony, offering elevated views towards Alexandra Palace. The apartment further benefits from a well-proportioned double bedroom, a stylish Jack & Jill bathroom, and excellent storage solutions throughout.

Residents also enjoy access to well-maintained communal gardens and a secure bike shed, perfect for outdoor leisure and convenient cycling around North London.

Ideally positioned in the N17 postcode, the property benefits from a vibrant and diverse North London community. Locally, you will find a wide range of amenities including supermarkets, independent shops, cafés, restaurants, and leisure facilities. The nearby White Hart Lane area is famous for its sports and community events, while Alexandra Palace offers extensive parkland, recreational activities, seasonal events, and breathtaking panoramic views across the city.

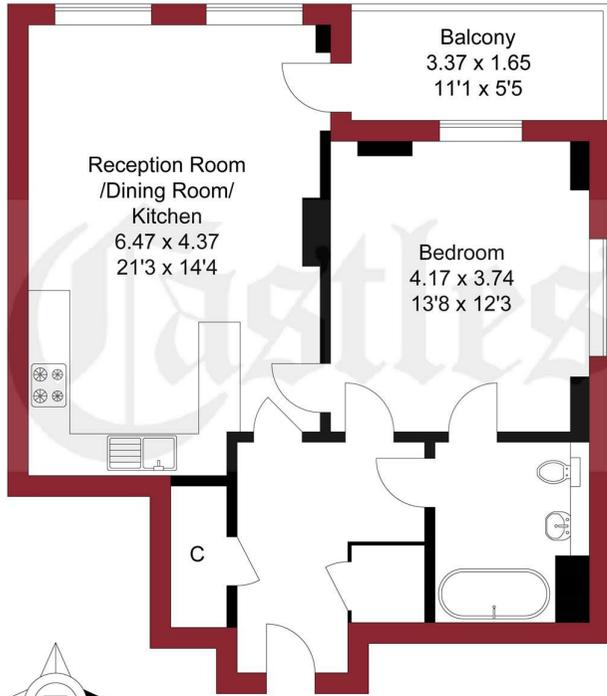
For commuters, transport connections are excellent. Wood Green Station and White Hart Lane station are both within walking distance, offering swift access into Central London and key destinations such as Liverpool Street. The area is also well-connected by multiple bus routes and easy road links to surrounding North London neighbourhoods, including Wood Green, Seven Sisters, and Tottenham.

N17 continues to grow in popularity, appealing to first-time buyers, professionals, and investors alike, thanks to its combination of convenience, vibrant local life, and green spaces.





APPROXIMATE GROSS INTERNAL AREA  
60.22 sqm / 648.20 sqft



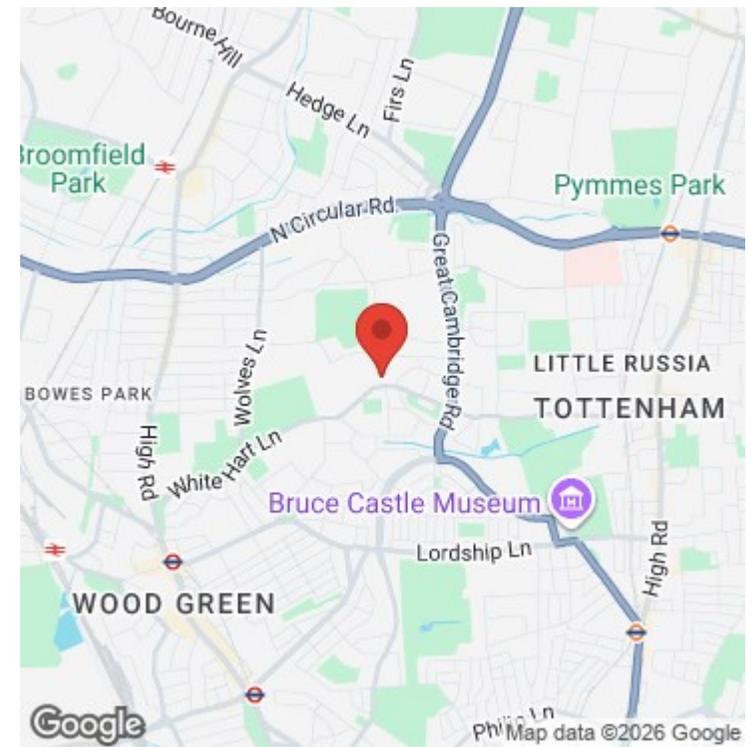
SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

**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:** Haringey

**Council Tax Band:** B

**Lease Remaining:** 991 years

**Service Charge:** £1408.52

**Ground Rent:** £401.10

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	