

GUIDE PRICE

£250,000 - £275,000 Leasehold

Parkside Court, Palmerston Road

N22

PROPERTY SUMMARY

Guide Price £250,000 – £275,000

A well-presented and generously proportioned ground-floor purpose-built apartment, offering well-balanced accommodation in a highly convenient Bowes Park setting. The property is offered chain free and benefits from a long lease, dedicated off-street parking and access to a communal garden.

The accommodation comprises a spacious kitchen, bright and separate reception room and a well-proportioned double bedroom, making this an appealing opportunity for first-time buyers, investors or those seeking comfortable single-level living.

Further benefits include a long lease with over 150 years remaining, a private allocated off-street parking space to the rear of the building, access to a communal garden and the significant advantage of being offered chain free.

The property is ideally positioned for Myddleton Road, the heart of Bowes Park, which provides a welcoming neighbourhood setting with an increasingly popular selection of independent cafés, restaurants, specialist food shops and local businesses. The surrounding residential streets offer a pleasant suburban character, while the area's convenient position provides easy access to neighbouring Bounds Green, Wood Green, Palmers Green and Green Lanes, with further shopping, dining and leisure facilities within easy reach.

For commuters, Bowes Park Railway Station is close by, providing regular services towards Finsbury Park, Highbury & Islington, Old Street and Moorgate. Bounds Green Underground Station, served by the Piccadilly Line, is also within convenient reach, providing direct connections towards Central London and beyond.

The area also benefits from attractive local green spaces and the distinctive New River, while the established Bowes Park community and village-style atmosphere make this an increasingly sought-after North London location.

Early viewing is highly recommended.

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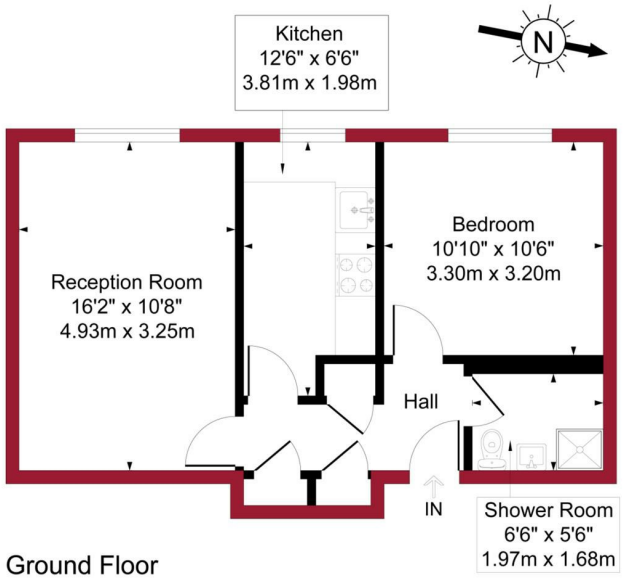








Palmerston Road, London, N22 — Approximate Gross Internal Area = 490 sq ft / 45.5 sq m



Ground Floor

PINKPLAN

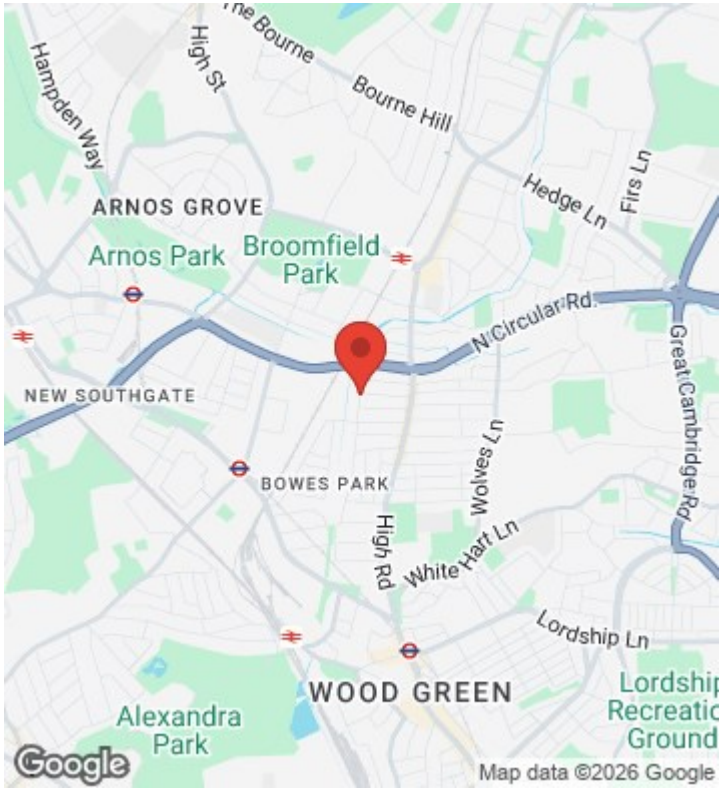
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

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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



Flat - Ground Floor

Leasehold

Council: Enfield

Council Tax Band: C

Lease Remaining: 150 years

Service Charge: £2075.00 per year

Ground Rent: Peppercorn

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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