

The logo for 'Castles' is written in a stylized, red, gothic-style font. The letter 'C' is large and ornate, with a vertical line through it. The word 'Castles' follows in a similar style.

ASKING PRICE

**£350,000** Leasehold

**Pellipar Close**

London, N13 4AG



## PROPERTY SUMMARY

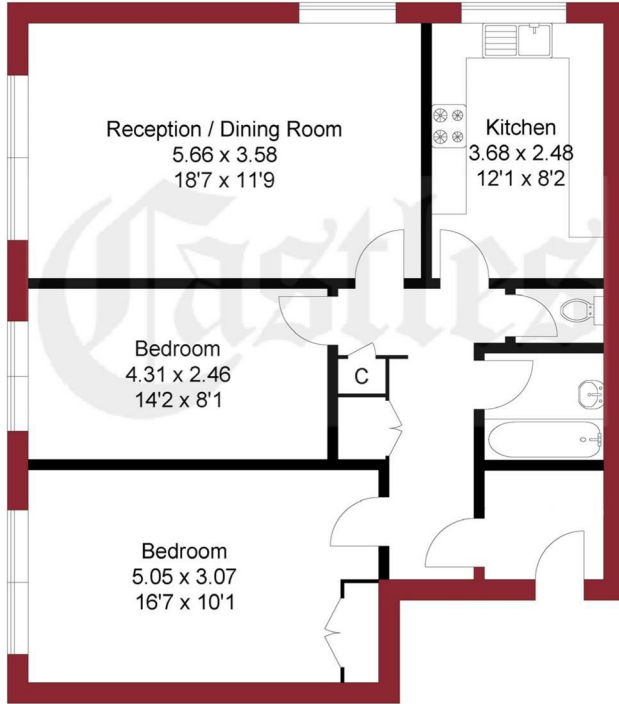
Arranged on the second floor, is this generous size two double bedroom apartment. Offering bright and neutral décor and further comprising; Lounge, modern separate fitted kitchen, bathroom, separate W.C. and ample storage space. Some benefits to include; long lease, GARAGE, parking facilities and communal gardens. Ideally located within easy reach of Green Lanes shopping amenities, Broomfield Park, Grovelands Park and Palmers Green Overground (with services to Moorgate).







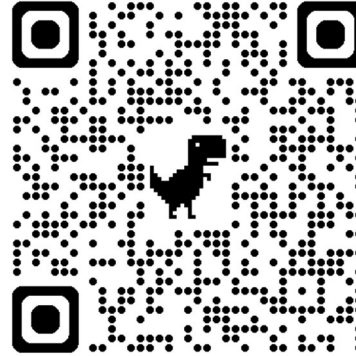
APPROXIMATE GROSS INTERNAL AREA  
74.01 sqm / 796.63 sqft



### SECOND FLOOR FLAT

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

For a guide to the area  
please scan this code for  
more information



Flat

Leasehold

**Council Tax Band:** DD

**Lease Remaining:** 131 years approx

**Service Charge:** n/a

**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



#### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
N13 6BE

#### OFFICE DETAILS

020 8888 6081

[www.castles.london](http://www.castles.london)

