



Castles

ASKING PRICE

£350,000

Palmerston Crescent

London, N13 4UD

Castles

PROPERTY SUMMARY

Rare to the market is this one-bedroom split-level, ground floor period conversion, offering an exceptional sense of space and light throughout. Castles Palmers Green are delighted to present this attractive and characterful home in the highly sought-after N13 location, being offered on a chain basis. The property further benefits from its own private entrance, off-street parking, and a separate utility area.

Well presented throughout, the property offers generously proportioned accommodation arranged over multiple levels, creating a unique and versatile living space that is larger than the average one-bedroom flat. Retaining charming period character and high ceilings, the home combines traditional features with a bright and airy feel.

The layout provides a clear separation between living and sleeping areas, enhancing privacy and practicality. The reception space is filled with natural light, creating an inviting environment ideal for both relaxing and entertaining.

Situated in the heart of Palmers Green, the property is ideally located for access to Green Lanes with its wide selection of cafés, restaurants, independent shops and supermarkets. Excellent transport links are nearby, including Palmers Green National Rail station with direct services into Moorgate, as well as nearby Bowes Park station and multiple bus routes providing easy access across North London and into Central London. Road connections via the A406 are also within easy reach.

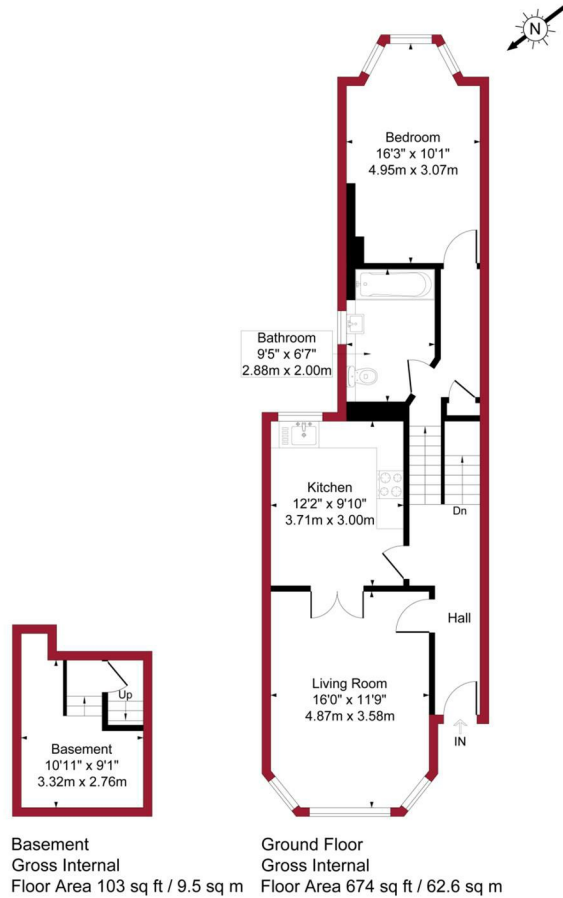
The area is well known for its strong community feel and attractive green spaces, with Broomfield Park just a short distance away offering gardens, sports facilities and a peaceful setting for outdoor leisure.

This is an excellent opportunity for first-time buyers seeking a spacious period home in a highly convenient and desirable location.

Early viewing is highly recommended.



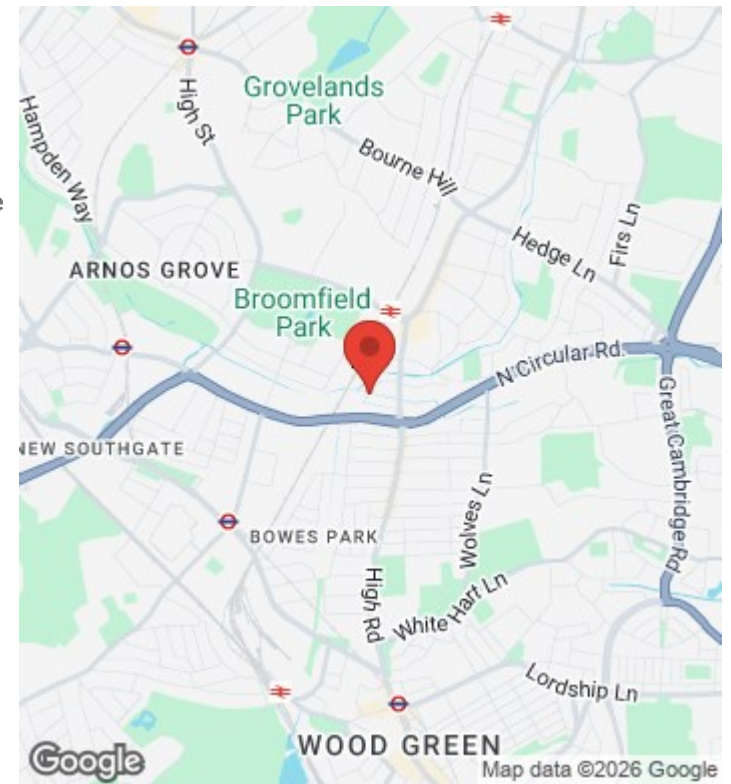




Transport:
Palmer's Green is well served by excellent transport links. Palmer's Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:
Palmer's 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, Palmer's Green, just a short walk from Palmer's Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



Apartment
Share of Freehold
Council: Enfield
Council Tax Band: C
Lease Remaining: 994 years
Service Charge: Ad-hoc
Ground Rent: n/a



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

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OFFICE DETAILS

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