



# Castles

ASKING PRICE

**£250,000** Leasehold

**St. Pauls Rise**

London, N13 6LD



# PROPERTY SUMMARY

Nestled in the desirable area of St. Pauls Rise, London N13, this charming one-bedroom flat occupies the top floor of a modern purpose-built block. The apartment is bright and airy, offering a welcoming atmosphere that is both comfortable and stylish.

Upon entering, you will find a spacious lounge and dining area, perfect for relaxing or entertaining guests, a well-equipped separate modern fitted kitchen and a three-piece bathroom suite.

Outside, residents can enjoy the beautifully maintained communal gardens, providing a serene space to unwind. Additionally, the flat comes with allocated parking, a valuable asset in this bustling area. With no onward chain and a long lease, this property presents an excellent opportunity for both first-time buyers and investors alike.

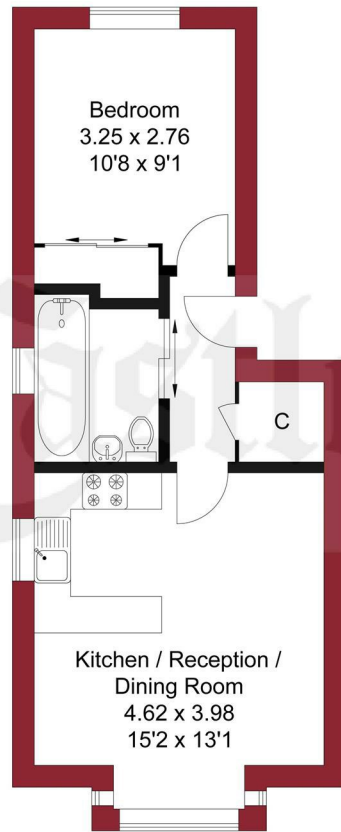
The location is particularly advantageous, with local bus routes providing easy access to Wood Green Station on the Piccadilly Line, connecting you effortlessly to the wider city. This flat is not just a home; it is a lifestyle choice in a vibrant community. Don't miss the chance to make this delightful property your own.







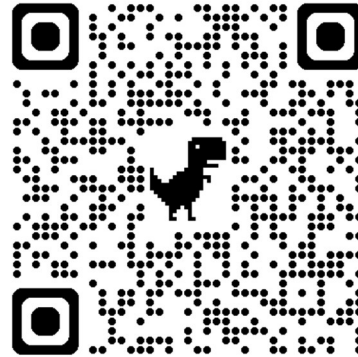
APPROXIMATE GROSS INTERNAL AREA  
35.44 sqm / 381.47 sqft



SECOND FLOOR

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: C**

**Lease Remaining: 964 years**

**Service Charge: £1,658.63**

**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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(12-14)		
B	(15-17)		
C	(18-20)	71	71
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			