



Pilgrims Close, Palmers Green, London

Available

£159,995 (Leasehold)





A fantastic investment opportunity offering an attractive 6.9% gross yield, ideally positioned close to excellent local amenities and transport links.

A genuinely turn-key investment opportunity: this ground-floor, open-plan studio is offered for sale as a going concern, complete with an exceptional tenant already in situ, reliably paying £925 per calendar month (£11,100 per annum).

At an asking price of £159,995, this represents a gross yield of 6.9%.

The accommodation is thoughtfully arranged across 22 sq m, comprising an open-plan living and sleeping area, kitchen, and bathroom. Given the property's size, this opportunity is best suited to cash buyers, as many mainstream lenders set minimum floor-area requirements above 22 sq m.

Tucked just moments from Aldermans Hill, tenants benefit from an excellent choice of local shops, cafés, and restaurants right on the doorstep, adding genuine everyday appeal that helps keep a property like this consistently in demand with renters.

Connectivity is a further strong point: Palmers Green station (Great Northern) is close by, offering fast, direct services into London King's Cross in around 25 minutes, making this an easy commute for tenants working in the City or West End, and a genuine draw for renters prioritising a straightforward journey into central London.

Further benefits include one allocated parking space. Offered chain-free, with a reliable, paying tenant already established, this is a genuinely hands-off addition to any investment portfolio from day one.

Tenure: Leasehold

Lease Term: Started in 1985 with a lease of 999 years

Term Remaining: 958 years remaining

Service Charge: £1,876.78 a year

Ground Rent: £80 a year

Local Authority: London Borough of Enfield

Council Tax: B

Hallway

Fusebox, bathroom, airing cupboard, doorway to:

Studio Room

Windows to rear and side access, built in storage, built-in pull-down bed, entry-phone system, archway to:

Kitchen

Window to rear aspect, matching range of wall and base units with work surfaces over, spaces for electric cooker, space for washing machine and fridge, sink and drainer with mixer tap

Bathroom

Pedestal hand basin, low flush w/c, panel bath with mixer taps shower extension and electric shower over

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







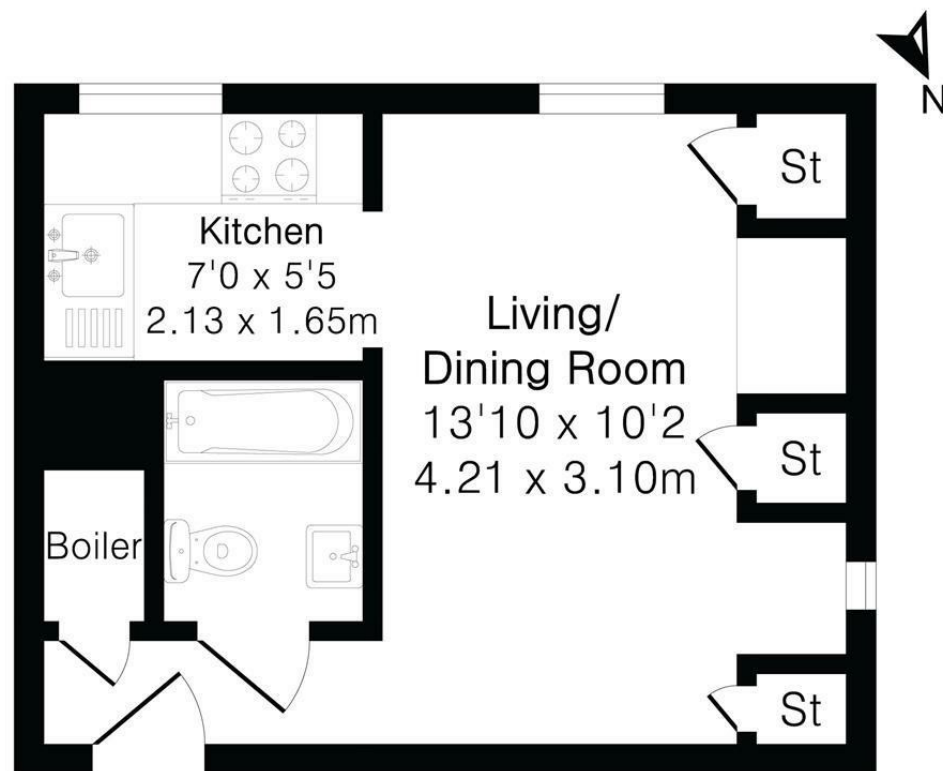
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 243 sq ft - 23 sq m



Ground Floor



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.



EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: B

