



Castles

ASKING PRICE

£165,000 Leasehold
Cherry Blossom Close, Palmers Green
N13

Castles

PROPERTY SUMMARY

Set within the highly desirable Cherry Blossom Close, this beautifully presented top-floor studio apartment offers an exceptional opportunity for first-time buyers, pied-à-terre seekers and discerning investors alike.

This attractive residence combines well-proportioned living accommodation with modern interiors, creating a home perfectly suited to contemporary London living.

The property welcomes you with a bright and elegant reception/sleeping area, enhanced by an abundance of natural light and thoughtfully arranged to maximise both comfort and functionality. The separate fitted kitchen has been designed to offer both style and practicality, featuring ample storage and preparation space.

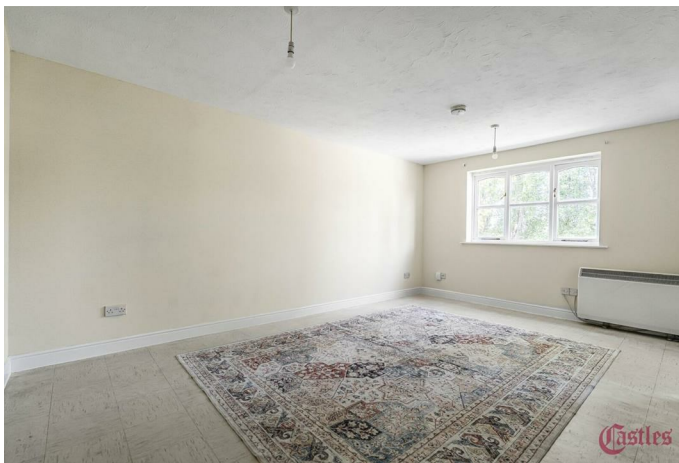
Positioned on the top floor, the property enjoys an elevated sense of privacy and tranquillity.

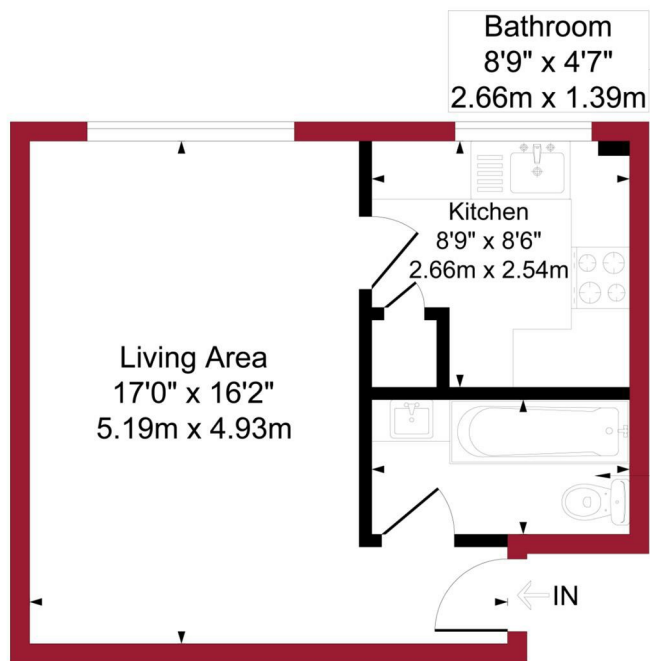
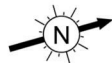
Cherry Blossom Close is a popular residential development, ideally located close to shops, cafés, supermarkets and everyday amenities. Nearby parks and open spaces provide excellent opportunities for leisure and recreation, while the area's blend of convenience and community appeal makes it particularly attractive to professionals and first-time buyers. The development is well maintained, creating an attractive environment for residents and visitors alike. Residents benefit from a welcoming neighbourhood atmosphere, with a range of leisure, dining and retail options within easy reach.

Excellent transport links are nearby, with bus routes and stations providing swift access into Central London and surrounding areas. The location also offers convenient access to major road networks, making travel across the capital simple and convenient.

This superb studio apartment represents a rare opportunity to acquire a stylish and well-maintained home in a sought-after London location, offering immediate comfort, convenience and strong long-term investment potential. Whether as a first purchase or investment acquisition, this property is sure to impress.







Second 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.



Transport:

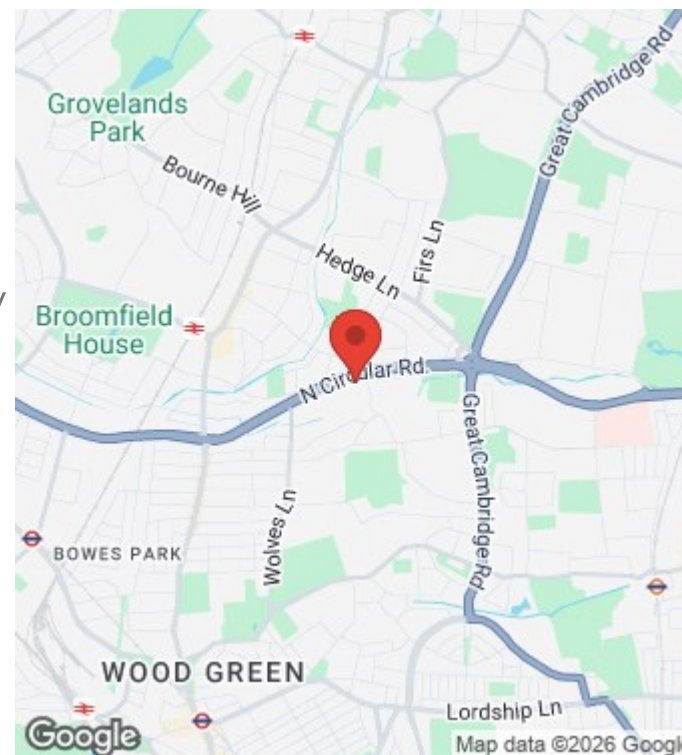
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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.



Apartment - Studio

Leasehold

Council: Enfield

Council Tax Band: B

Lease Remaining: 160 years

Service Charge: £2129.26

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			