



Castles

GUIDE PRICE

£225,000 - £250,000 Leasehold

St. Pauls Rise

London, N13 6LD

PROPERTY SUMMARY

Guide Price £225,000-£250,000.

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.

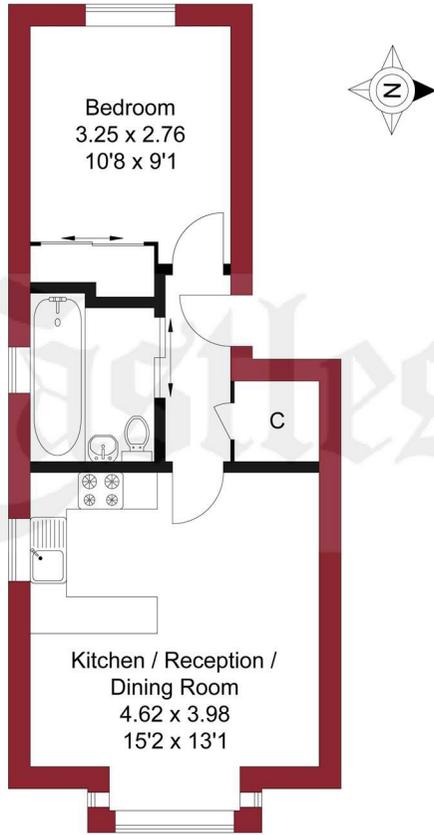
Outside, residents can enjoy the beautifully maintained communal gardens, providing a serene space to unwind. Additionally, the flat comes with allocated parking, a valuable asset in this bustling area. With no onward chain and a long lease, this property presents an excellent opportunity for both first-time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





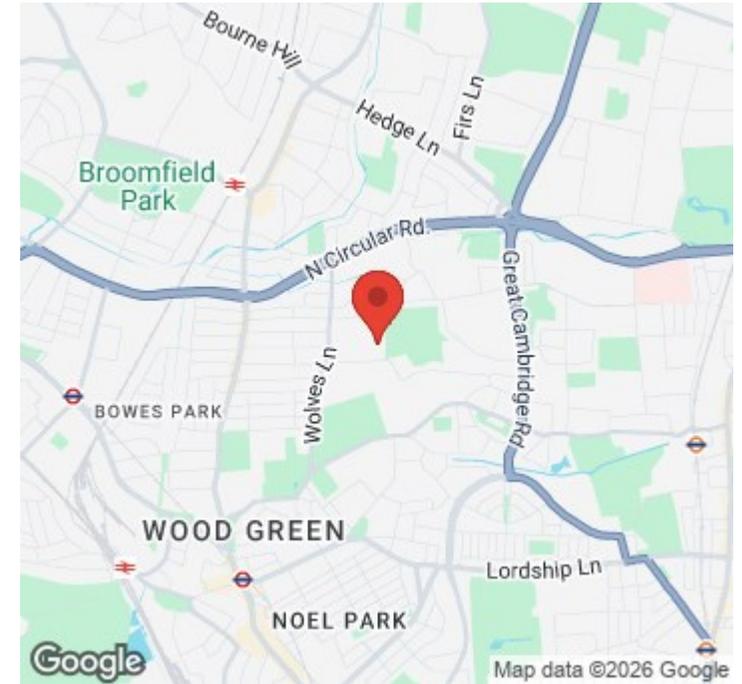
APPROXIMATE GROSS INTERNAL AREA
35.44 sqm / 381.47 sqft



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

Castles

OFFICE ADDRESS

78 Green Lanes
Palmer's 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 | | 71 | 71 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |