

# Castles



GUIDE PRICE

**£225,000**

**Medesenge Way**

Palmers Green, N13 6DZ

## PROPERTY SUMMARY

Guide Price £225,000-£250,000. We are pleased to offer for sale, this contemporary one-bedroom modern decorated flat located on the top floor of an attractive purpose-built block, directly off Wolves Lane in N13. The property is being offered chain free, making for a smoother and quicker purchase process. It's ideally situated within a mile of Palmers Green High street, where you'll find a variety of supermarkets, bistros and shops. Palmers Green overground station is also conveniently close, offering easy access to transport links. Additionally, local bus routes are nearby, ensuring excellent connectivity. This property is a must-see for those seeking modern living in a well-connected location.





APPROXIMATE GROSS INTERNAL AREA  
44.0 sqm / 473.61 sqft



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

## A guide to the area



Flat

Leasehold

**Council:**

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**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			
(92-100) A			
(81-91) B			
(69-80) C			
(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	