

Castles



GUIDE PRICE

£300,000 - £325,000 Leasehold

Cromie Close

London, N13 4BF

## PROPERTY SUMMARY

Guide price £300,000 – £325,000. A larger than average one-bedroom ground floor apartment, benefiting from direct access to your own private garden and being offered on a chain-free basis.

Situated within a vibrant modern development, this well-presented home is ideally located in the heart of Palmers Green. The property comprises a spacious open-plan kitchen/reception room, which leads directly out to a private garden terrace, perfect for both relaxing and entertaining. Further benefits include a modern bathroom, ample storage throughout, allocated parking, and excellent energy efficiency, supported by an NHBC certificate.

Palmers Green is a highly sought-after North London suburb known for its strong sense of community and excellent local amenities. At its heart is Green Lanes, offering a wide selection of independent cafés, restaurants, and supermarkets.

For outdoor enjoyment, Broomfield Park is close by, providing beautifully maintained green spaces, a lake, tennis courts, and a popular café.

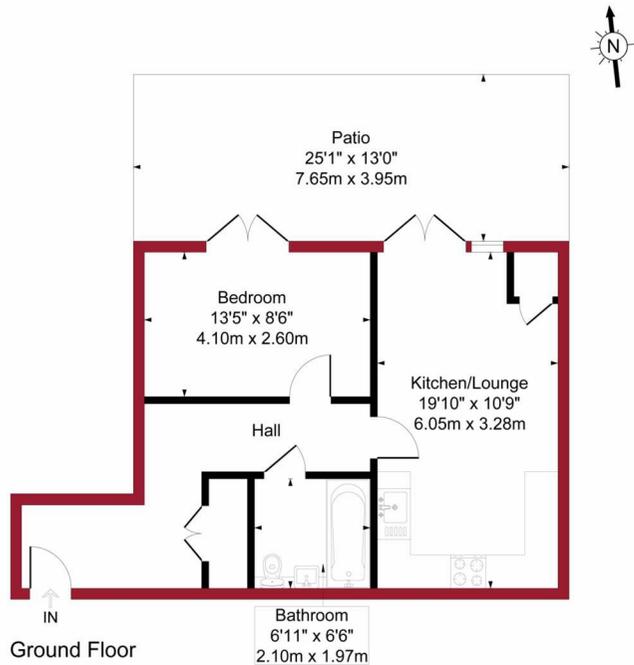
Transport links are a key highlight of the area. Palmers Green railway station offers regular direct services into Moorgate, making it ideal for City commuters, with journey times of approximately 25 minutes. Nearby Winchmore Hill railway station and Bounds Green tube station (Piccadilly Line) provide additional flexibility, giving easy access to the West End, Heathrow Airport, and beyond.

The area is also extremely well served by numerous bus routes along Green Lanes and Aldermans Hill, offering convenient connections to Enfield Town, Wood Green, and Finsbury Park.

Combining green open spaces, excellent transport connectivity, and a lively high street, Palmers Green continues to be an increasingly desirable place to live.







**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



Flat

Leasehold

**Council Tax Band: C**

**Lease Remaining: 114 Years**

**Service Charge: £2,633.00 P/A**

**Ground Rent: £200 P/A**



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.



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**

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N13 6BE

**OFFICE DETAILS**

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www.castles.london

