



Castles

GUIDE PRICE

£375,000 Leasehold  
Sidney Avenue

N13

Castles

## PROPERTY SUMMARY

An exceptional split-level apartment, meticulously refurbished to an exacting standard, occupying the first and upper floors of an elegant double-fronted period building. The property blends refined contemporary interiors with classic architectural character, delivering a sophisticated and highly desirable living environment.

Situated within the sought-after N13 postcode in the heart of Palmers Green, the property enjoys a vibrant yet well-established North London setting, known for its leafy residential streets, strong community feel, and excellent local amenities. The area offers an appealing mix of period homes, independent cafés, restaurants, and everyday conveniences along Green Lanes and the increasingly popular Myddleton Road, known for its artisan character and community-led regeneration.

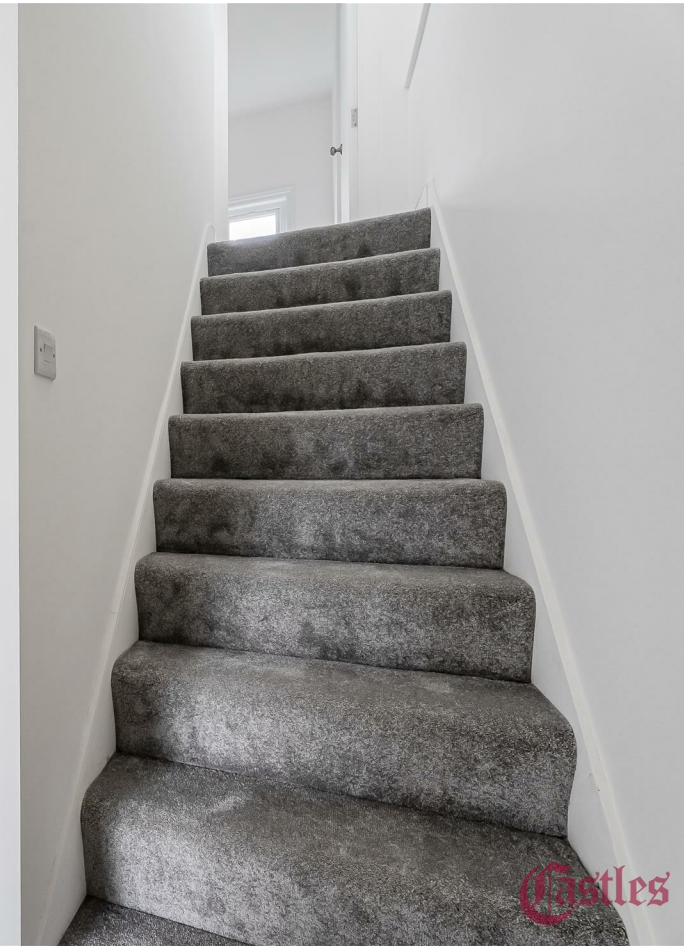
The property is within easy reach of Bowes Park and Palmers Green stations, providing direct rail services into Moorgate, ideal for City commuters. Excellent connectivity is further enhanced by nearby bus routes to Wood Green, offering swift access to the Piccadilly Line Underground, as well as a wide range of shopping, dining, and leisure facilities. The area is also well served by a number of highly regarded schools.

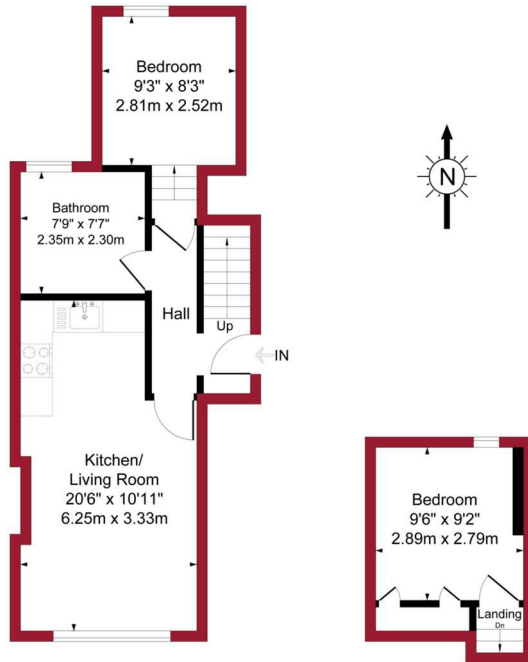
A particular highlight is the close proximity to Broomfield Park, the area's principal green space, offering expansive lawns, ornamental gardens, a lake, tennis courts, and a café, all within a short walk.

Internally, the property is well designed to maximise light and space. The first floor offers a bright open-plan reception with a sleek fitted kitchen and integrated appliances, a luxury bathroom, and a double bedroom. The upper floor provides a further bedroom, ideal as a guest room or home office, with fitted wardrobes.

Offered chain free with a long lease of approximately 113 years remaining, this presents an excellent turnkey opportunity in a sought-after North London location.







First Floor  
Gross Internal  
Floor Area 421 sq ft / 39.0 sq m

Second Floor  
Gross Internal  
Floor Area 108 sq ft / 10.0 sq m



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:**

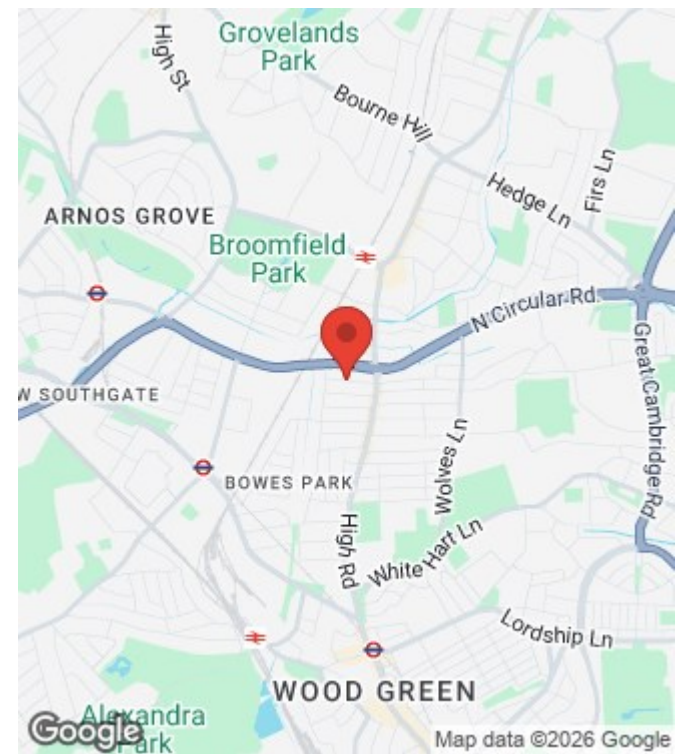
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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

Leasehold

**Council:** Enfield

**Council Tax Band:** B

**Lease Remaining:** 113 years

**Service Charge:** £450.00 per year

**Ground Rent:** £175.00 per year

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

