



Castles

ASKING PRICE

£475,000 Freehold  
Princes Avenue, Palmers Green

N13

Castles

## PROPERTY SUMMARY

Situated on the ever-popular Princes Avenue in the heart of Palmers Green, this attractive two-bedroom family home presents a rare opportunity to acquire a property with exceptional potential to updating and create a stylish, contemporary residence tailored to individual taste.

Rare to the market and being offered chain free, the property offers well-proportioned accommodation throughout, comprising a bright and spacious reception room, separate dining room, fitted kitchen, two well-sized bedrooms and a family bathroom, whilst also benefiting from a beautifully maintained south-facing rear garden, ideal for outdoor entertaining and relaxation. The home offers superb scope for enhancement and refinement, making it an ideal choice for those seeking to create a bespoke living space in a highly desirable location.

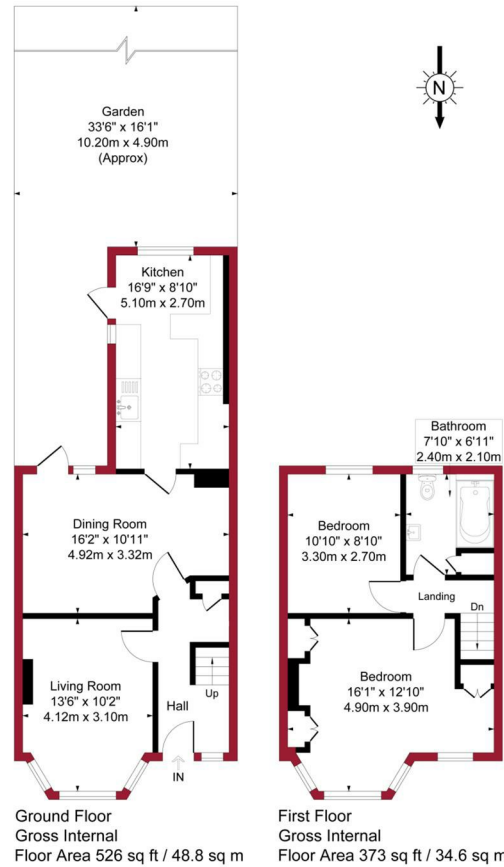
The property is ideally positioned within easy reach of the vibrant amenities of Palmers Green, including an excellent selection of independent cafés, restaurants, supermarkets and boutique shops along Green Lanes. Residents can also enjoy the nearby green open spaces and recreational facilities of Broomfield Park, offering landscaped gardens, lakeside walks and sports amenities.

Outstanding transport connections are available close by, with Palmers Green railway station providing direct services into Moorgate station, offering a swift and convenient commute into Central London. In addition, Wood Green Underground Station (Piccadilly Line) is within easy reach, providing fast connections into the West End, King's Cross and beyond. Further rail services from nearby Bowes Park railway station further enhance commuter accessibility, while a range of regular bus routes provide excellent local and cross-London connectivity.

Situated within catchment for highly regarded local schools and occupying a sought-after residential setting, this is a home of rare potential and early viewing is strongly recommended.







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:

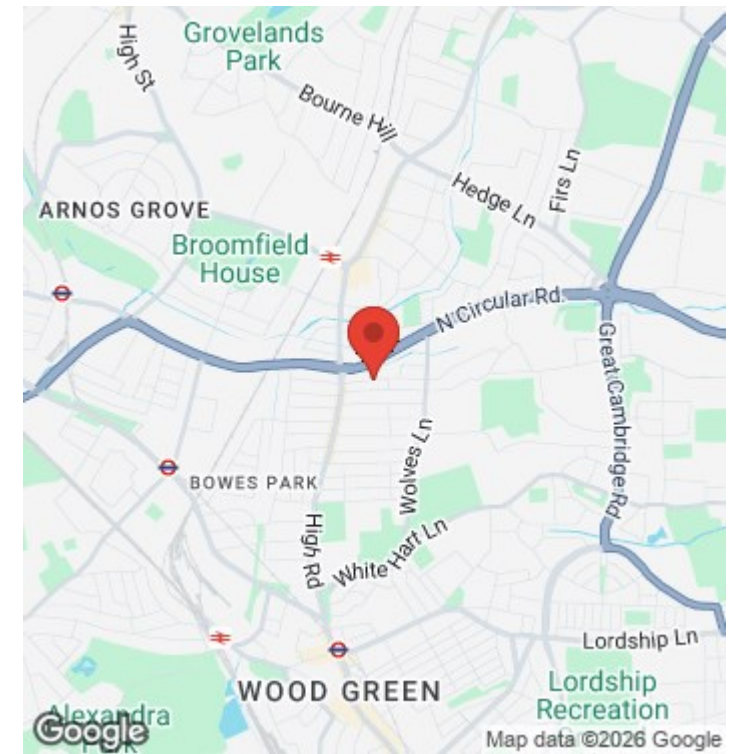
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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



House

Freehold

**Council:** Enfield

**Council Tax Band:** D

**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

