

ASKING PRICE

£265,000 Leasehold

Cherry Blossom Close

N13

PROPERTY SUMMARY

Castles Palmers Green are delighted to present this well-proportioned two-bedroom, two-bathroom ground floor apartment, set within a quiet and well-maintained residential development. Offered chain free and benefiting from an extended lease, residents' parking and landscaped communal grounds, the property presents an excellent opportunity for those seeking a spacious home in a highly convenient North London setting.

The accommodation is thoughtfully arranged, with a spacious reception room providing an inviting principal living space, complemented by two rear-aspect windows and direct access to the kitchen. The property offers generous proportions throughout, while presenting scope for updating and personalisation in places, allowing the incoming owner to create a home tailored to their own tastes and requirements.

Both bedrooms are well proportioned, with the principal bedroom benefiting from its own en-suite shower room. The second double bedroom is served by a separate family bathroom, providing an additional level of practicality and privacy. Both bathrooms are generously sized and well presented.

Additional features include excellent storage provision and well-maintained communal areas. Outside, the property enjoys access to landscaped communal grounds, creating a pleasant setting and enhancing the overall appeal of the development.

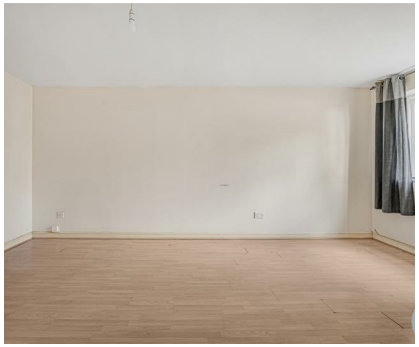
The location is particularly well suited to modern North London living, with Palmers Green Station providing direct rail services towards Moorgate. Green Lanes is close by and offers an extensive choice of shops, cafés, restaurants and everyday amenities. The surrounding area also benefits from attractive open spaces, including Broomfield Park and Hazelwood Recreation Ground.

Offered with no onward chain, this spacious two-bedroom apartment combines generous proportions, two bathrooms, residents' parking and excellent local connectivity, making it an attractive opportunity for both owner-occupiers and investors.

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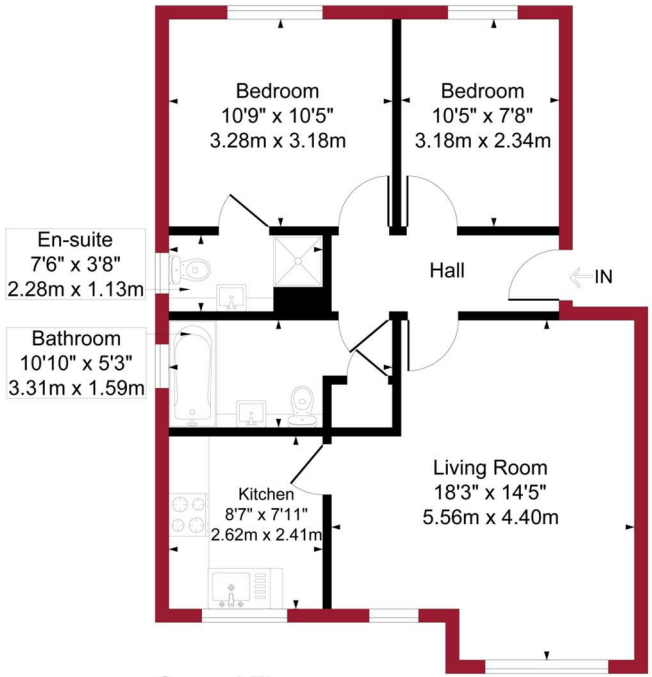








Cherry Blossom Close, London, N13 Approximate Gross Internal Area = 618 sq ft / 57.4 sq m



Ground Floor

PINKPLAN

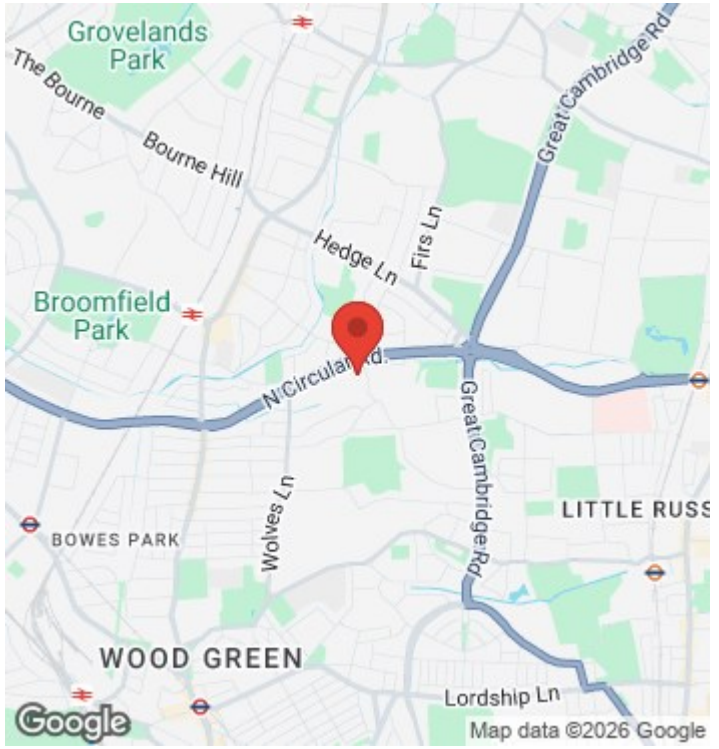
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

Castles

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.



Flat - Ground Floor

Leasehold

Council: Enfield

Council Tax Band: D

Lease Remaining: 159

Service Charge: £2594.73

Ground Rent: TBC

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
LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

