

GUIDE PRICE

£350,000 - £365,000 Leasehold

Pilgrims Close

N13

PROPERTY SUMMARY

Guide Price £350,000-£365,000

Welcome to this charming split-level maisonette located on Pilgrims Close in the vibrant area of London, N13. This delightful property features a well-appointed reception room, perfect for relaxing or entertaining guests, along with two comfortable bedrooms providing ample space for individuals, couples or small families.

The property also benefits from a thoughtfully designed bathroom, ensuring convenience and comfort for everyday living. A private driveway provides valuable off-street parking, adding further practicality to this appealing home.

Situated in a desirable location, residents will enjoy easy access to a range of local amenities, including shops, parks and excellent transport links, making commuting a breeze. Whether you are a first-time buyer, a growing family or looking to invest, this split-level maisonette offers a wonderful opportunity to enjoy comfortable city living in a convenient and well-connected location.

Do not miss the opportunity to make this delightful maisonette your new home.

2 1 1 D











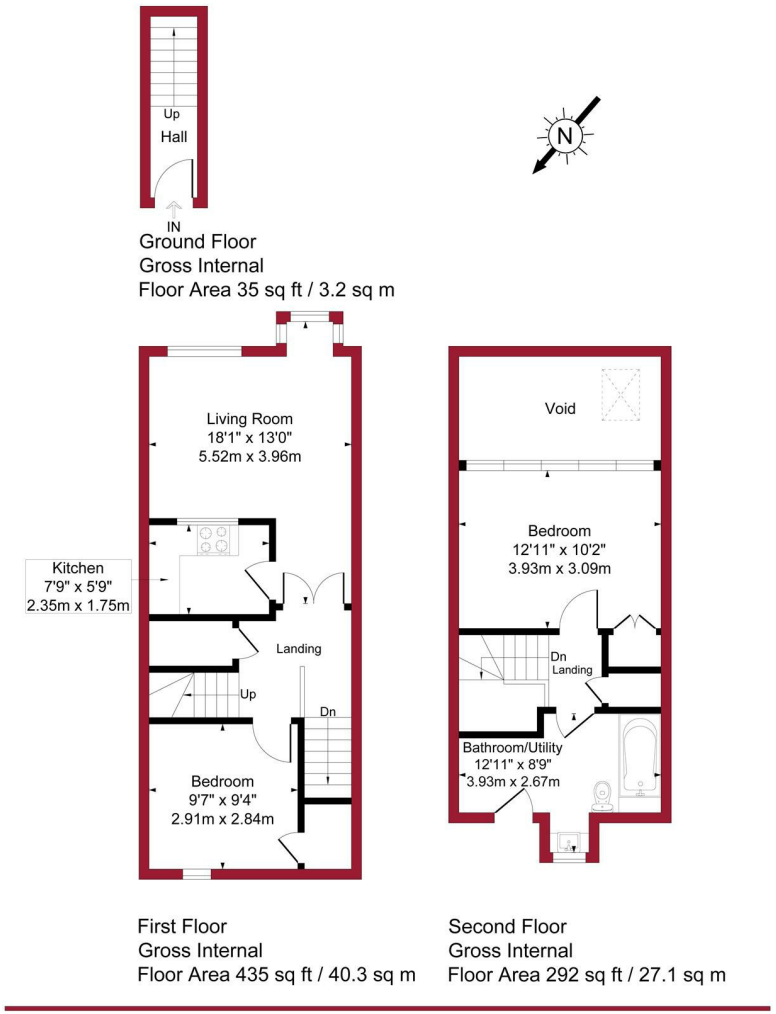








Pilgrims Close, London, N13 — **Approximate Gross Internal Area** = 762 sq ft / 70.6 sq m



Transport:

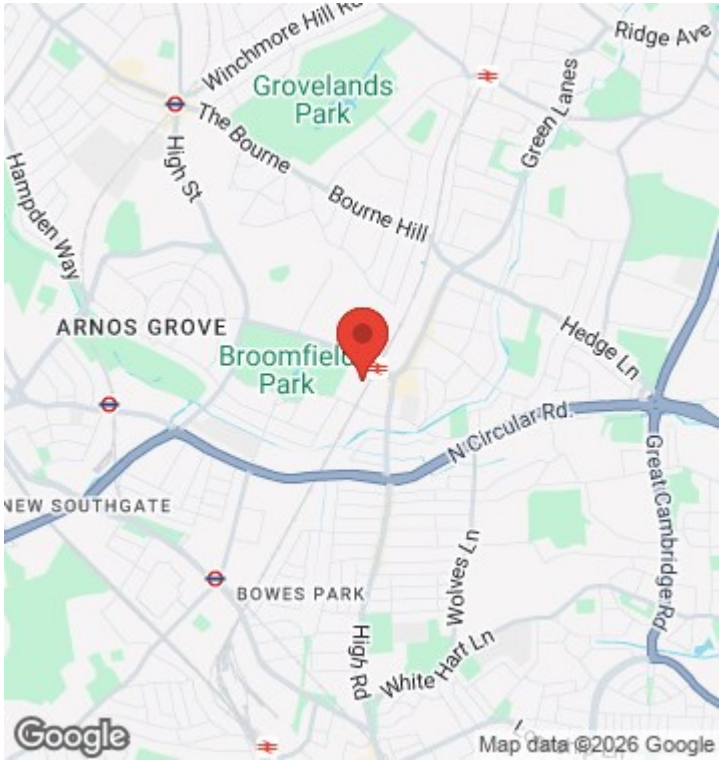
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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

Our office is 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.



Maisonette

Leasehold

Council: Enfield

Council Tax Band: C

Lease Remaining: 957 years approx

Service Charge: TBC

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

