
Castles
LONDON
GUIDE PRICE
£375,000 - £400,000 Leasehold
Apricot Court, Lily Way
Palmers Green, N13 4EF
Castles

PROPERTY SUMMARY

Price Guide £375,000 - £400,000

An outstanding two-bedroom first floor apartment, set within an attractive, recently built contemporary development, offering a refined standard of modern living in a highly sought-after and convenient location. The property further benefits from a generously sized private balcony, a dedicated allocated parking space, and secure bike storage within the development, combining style, comfort and practicality.

The apartment is situated within the popular Palmers Green area, a well-established North London neighbourhood known for its strong community feel, attractive residential streets and excellent transport connections. It offers a balanced lifestyle, combining a relaxed suburban atmosphere with easy access to Central London.

Nearby is the much-loved Broomfield Park, providing expansive green space, landscaped gardens and a boating lake ideal for leisure and relaxation. Green Lanes is also close by, offering a vibrant mix of independent cafés, restaurants and local shops, contributing to a lively and diverse dining scene.

Transport links are excellent, with Bowes Park and Palmers Green stations offering direct services into Moorgate, while Bounds Green Underground Station (Piccadilly Line) provides fast access to the West End, King's Cross and beyond. A strong bus network further enhances connectivity to surrounding areas including Wood Green and Southgate.

Internally, the apartment is beautifully presented with a bright and spacious open-plan living, dining and kitchen area designed for modern living. Full-height doors open directly onto the private balcony, creating a seamless indoor-outdoor flow and an inviting space to enjoy throughout the year.

Both bedrooms are generous doubles, ideal for guests, home working or family living, complemented by a sleek contemporary bathroom.

Highly desirable for professionals and couples, with excellent transport links, green spaces, and a vibrant residential feel.

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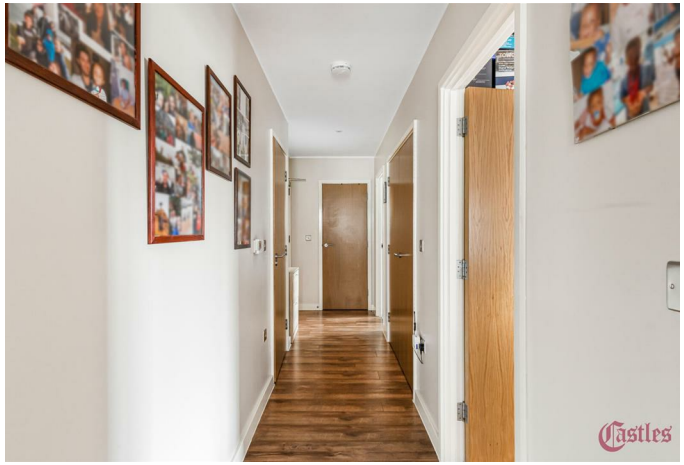






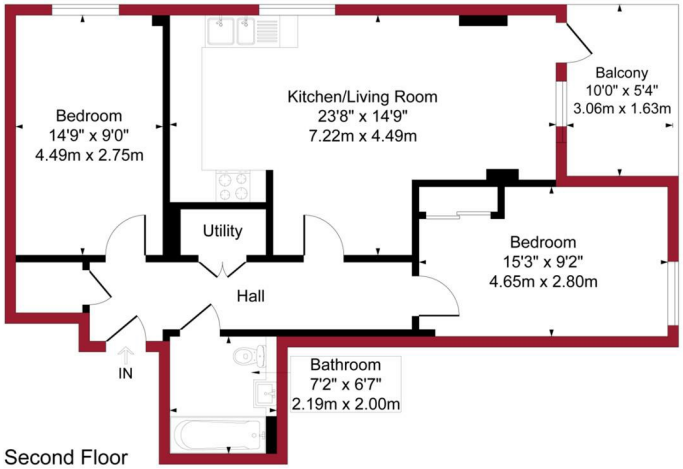








Apricot Court, Lily Way, London, N13 **Approximate Gross Internal Area** = 759 sq ft / 70.4 sq m



PINK PLAN

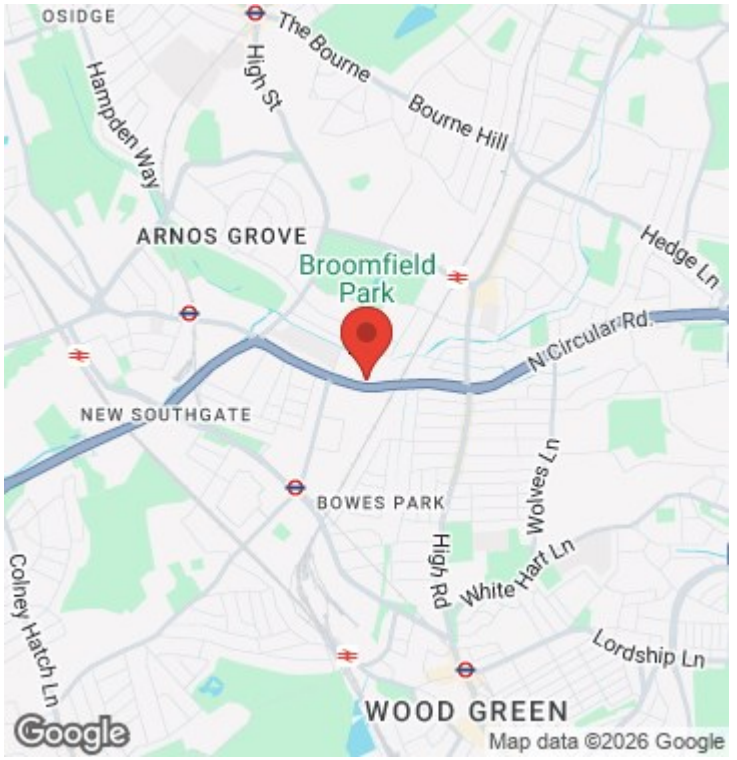
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

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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: D

Lease Remaining: 115 years

Service Charge: £186.00 per month

Ground Rent: £30.00 per month

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

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