


GUIDE PRICE

# £250,000 - £275,000 Leasehold

## North Circular Road

N13

## PROPERTY SUMMARY

Price Guide £250,000 - £275,000

Being offered chain free and occupying a convenient position along North Circular Road in N13, this well-presented one-bedroom garden flat offers well-proportioned accommodation, an eat-in kitchen, private garden and the added benefit of communal parking. Measuring approximately 538 sq ft, the property features a welcoming reception room providing an ideal principal living and entertaining space, together with a spacious bedroom, well-appointed shower room and practical eat-in kitchen with ample room for dining.

A particular highlight is the attractive garden, providing valuable outside space rarely associated with apartment living and offering an ideal setting for relaxing or entertaining. The communal parking provides an additional practical advantage, particularly for those seeking convenient off-street parking.

The property is exceptionally well placed for transport links, with Palmers Green Station within easy reach, providing Great Northern services towards Finsbury Park, Highbury & Islington and central London. Bowes Park Station offers an additional rail option, while Bounds Green Underground Station provides access to the Piccadilly line, connecting conveniently with destinations including King's Cross, Covent Garden and the West End. There are also numerous bus services close by along North Circular Road and Green Lanes, providing further connections across North London.

Combining generous proportions, a versatile layout, eat-in kitchen, private garden, communal parking and a chain-free position, this is an appealing opportunity for a first-time buyer, investor or purchaser seeking a well-connected London home.

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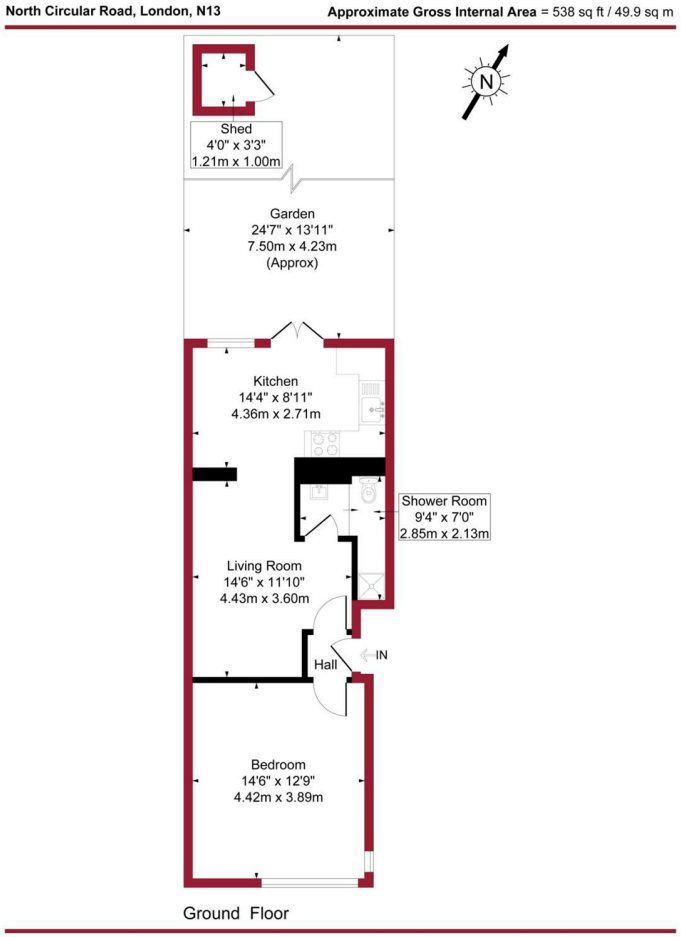


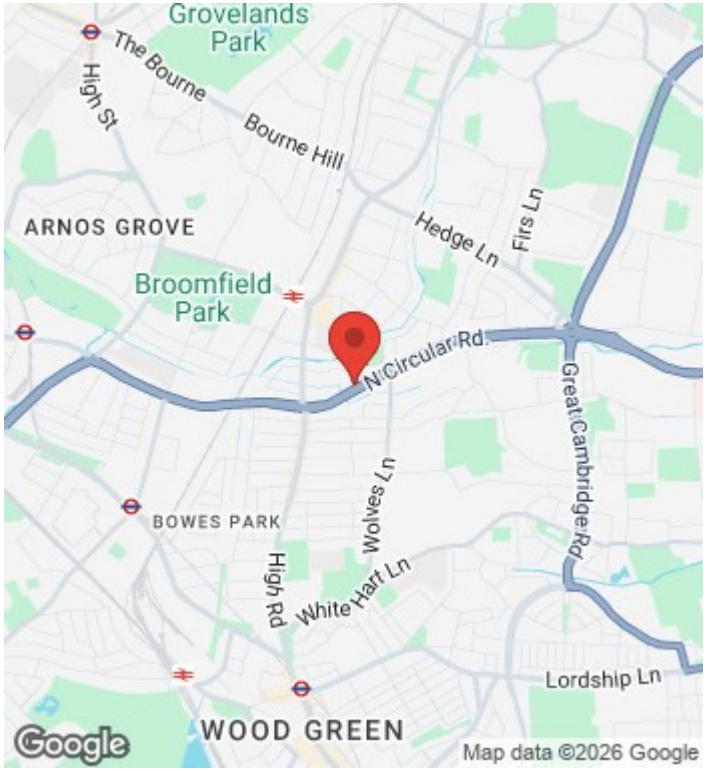

PINKPLAN

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.

**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 - Garden

Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** 116 years

**Service Charge:** Approximately £1200.00 per year

**Ground Rent:** £300.00 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

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