



251 Green Lanes, London

£484,995

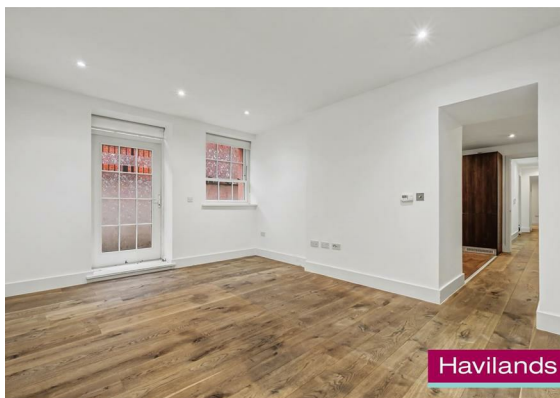
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the advantage of experience





- CHAIN FREE two bedroom lower ground floor apartment
- Approximately 857 sq ft of bright, well-proportioned accommodation
- Set within Prytaneum Court, ideally located in the heart of Palmers Green
- En-Suite to Master Bedroom
- Second double bedroom, reception room, fitted kitchen and family bathroom
- Private patio area providing valuable outdoor space
- Off-street parking
- Long remaining lease of approximately 114 years
- Walking distance to Palmers Green Station (Moorgate approx. 25 minutes) with easy access to the A406
- Close to shops, cafés and amenities along Green Lanes, with Broomfield Park nearby



For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this well-presented TWO BEDROOM LOWER GROUND FLOOR APARTMENT offering approximately 857 sq ft of living space, set within Prytaneum Court, ideally positioned in the heart of Palmers Green. The property offers bright, well-proportioned accommodation and would suit both owner occupiers and investors alike.

The accommodation comprises two bedrooms, including a principal bedroom with en-suite shower room, along with a further bedroom, reception room, fitted kitchen and family bathroom. The property further benefits from a private patio area and off-street parking, providing valuable outdoor space and convenience. The property is also offered with a remaining lease of approximately 114 years.

Ideally located for commuters, Palmers Green Station is within walking distance, offering direct rail links into Moorgate (approx. 25 minutes). There is also ease of access to the A406, providing convenient road links across North London and beyond.

A wide array of local shops, cafés and amenities along Green Lanes are close at hand, including Morrisons supermarket. For outdoor space beyond the property, Broomfield Park is nearby, offering extensive green open space, recreational facilities, and a number of social and leisure events held throughout the year.

Viewing is highly recommended

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 29/09/2015

Lease Remaining: 114 Years

G/Rent: TBC

S/Charge: £2500/year (TBC)

Local Authority: Enfield Borough

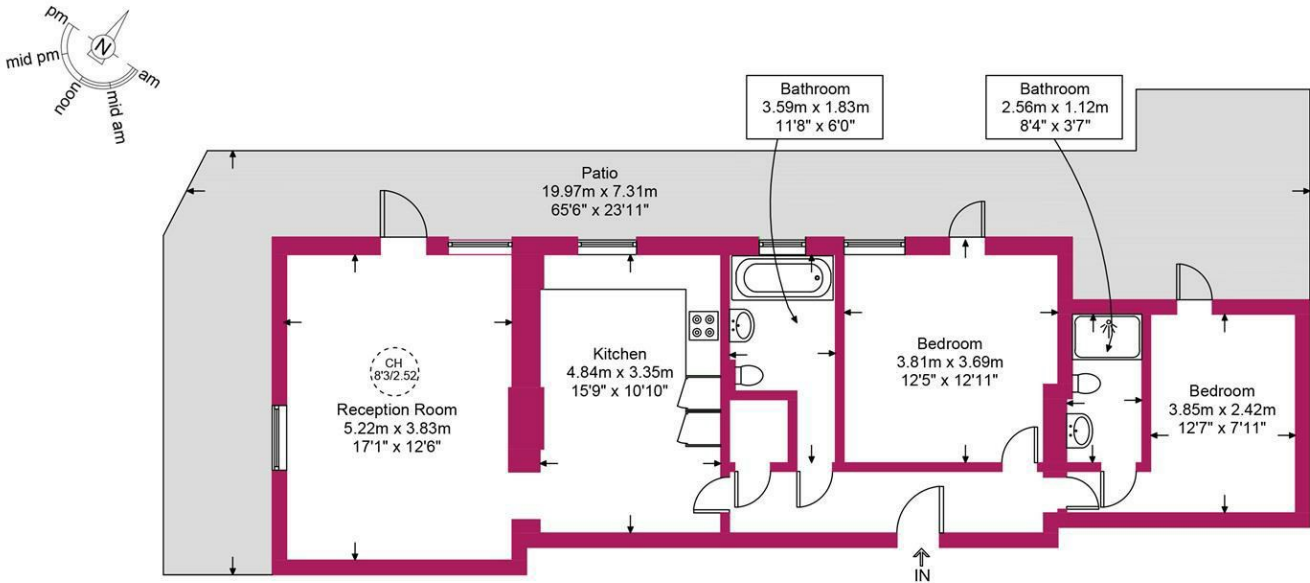
Council Tax: Band (£2164.02 25/26)

EPC Rating: Current 80(C); Potential 80(C)


For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

Prytaneum House, N13

Approximate Gross Internal Area = 857 sq ft / 79.66 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified  
Property  
Measurer

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