



# Prytaneum Court, N13

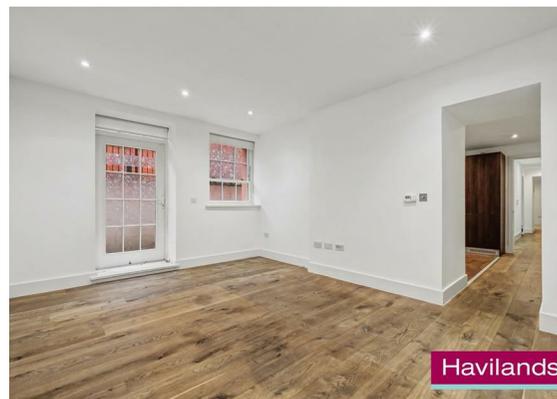
£475,000

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- 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
- Private Allocated 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 sqft of well-proportioned living space, set within the impressive and well-maintained Prytaneum Court. The property further benefits from having a private parking and a large wraparound private patio, providing both valuable outdoor space and everyday convenience in a prime Palmers Green setting.

The apartment offers bright and spacious accommodation throughout and comprises two bedrooms, including a generous principal bedroom with en-suite shower room, a further double bedroom, reception room, fitted kitchen and family bathroom. The wraparound patio enhances the sense of space and usability, creating an ideal area for outdoor seating or entertaining, while also allowing excellent natural light into the accommodation.

Prytaneum Court is a striking period conversion, carefully maintained and set within attractive communal grounds, offering residents privacy, security and architectural presence. Constructed in 1894, the building was previously home to Southgate Town Hall until early 2014, soon after which the site was acquired by award winning developer, Hollybrook. The development is well regarded locally and combines character with modern residential living. The property is also offered with a remaining lease of approximately 114 years.

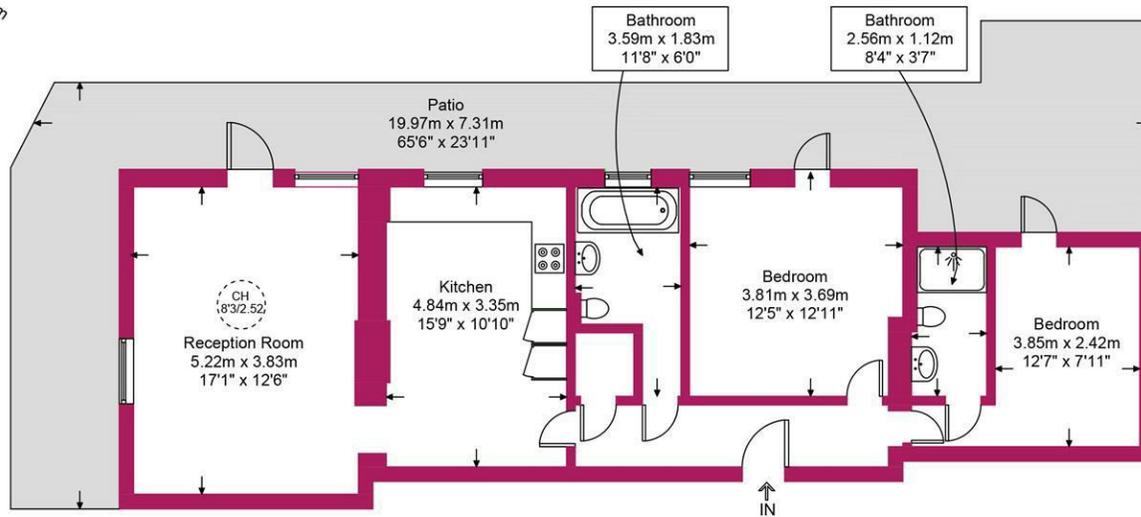
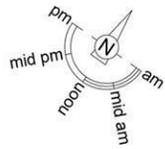
Ideally positioned for commuters, Palmers Green Station is within walking distance, offering direct rail links into Moorgate (approx. 25 minutes). The property also benefits from ease of access to the A406, providing convenient road links across North London and beyond.

A wide range of local shops, cafés and amenities along Green Lanes are close at hand, including Morrisons supermarket, while Broomfield Park nearby offers extensive green open space and recreational facilities.

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**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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>80</b>                  | <b>80</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.



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