



Pilgrims Close, Palmers Green, London, N13  
Offers In Excess Of £225,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Pilgrims Close, Palmers Green, London, N13

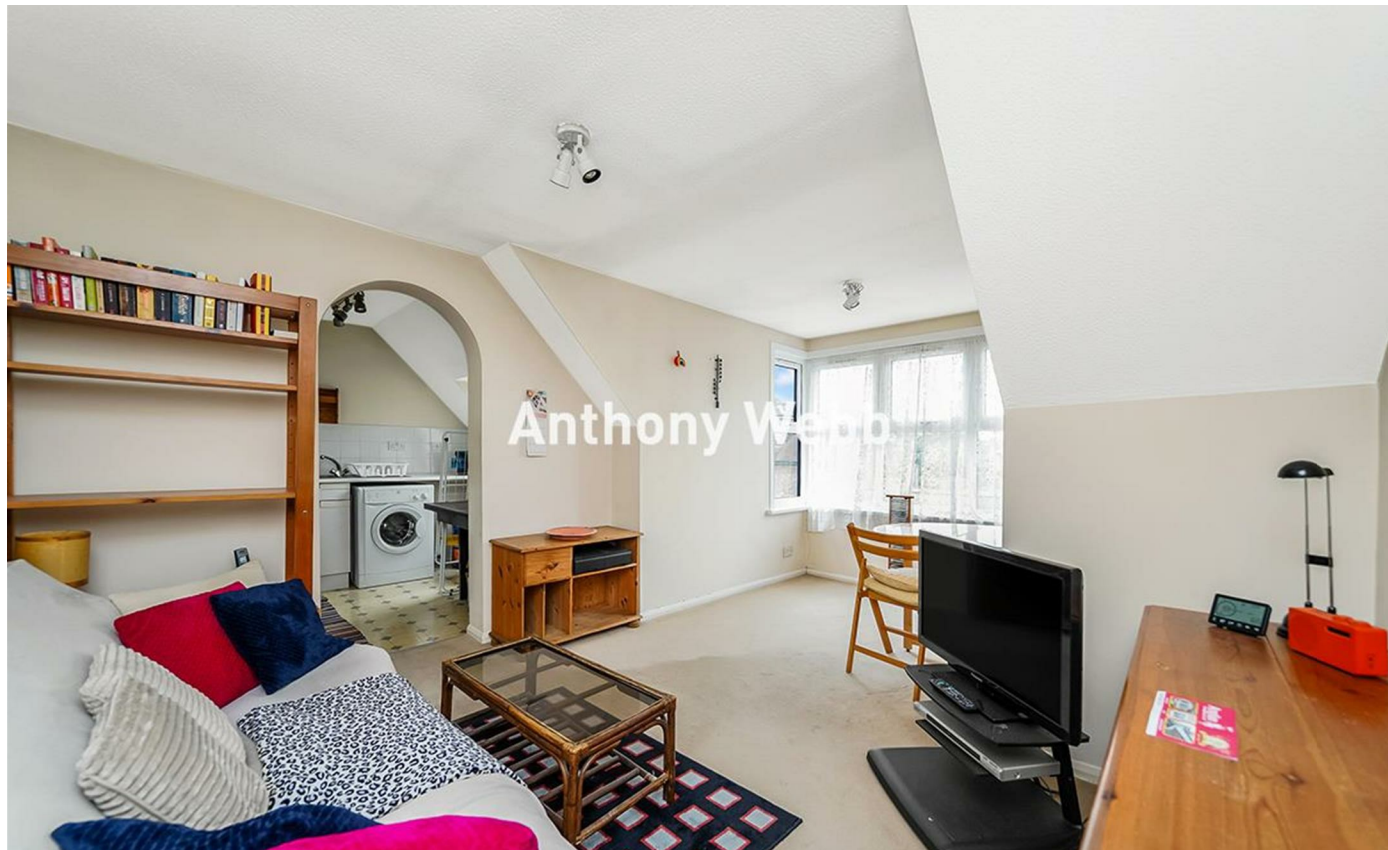
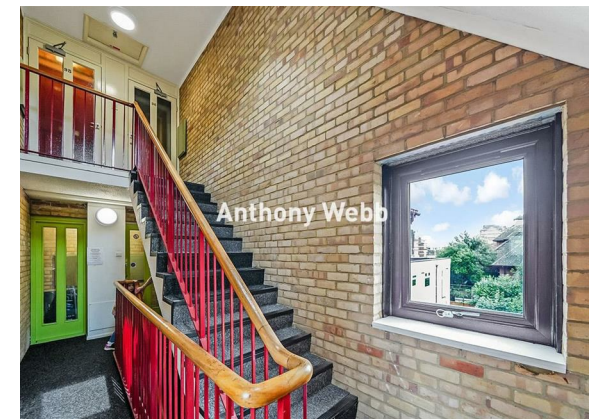
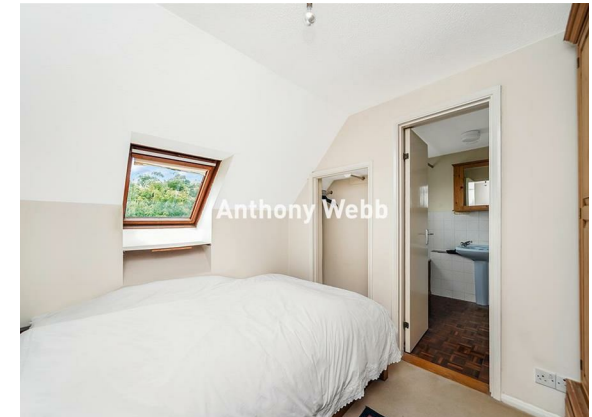
Location! Location! Well presented one bedroom apartment situated on the third floor of this 1980s purpose built block. The flat is currently let at £1100pcm and would make an excellent buy to let opportunity or first time purchase.

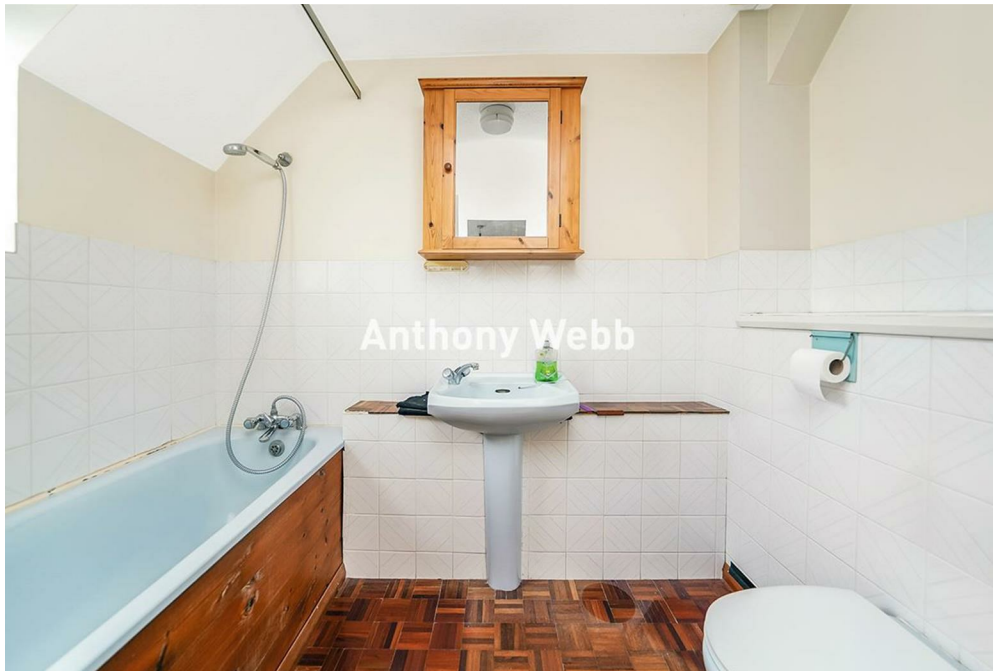
Pilgrims Close is conveniently located in the heart of Palmers Green and is a few minutes walk to local shops, restaurants, bus routes, Broomfield Park and the mainline station into Finsbury Park and Moorgate.

Secure communal entrance with entry phone system • Clean and tidy communal hallway and stairs • Living room with bay window • Separate Kitchen with skylight • Bedroom with skylight • Bathroom • Electric heating • Allocated parking space.

Remaining lease 960 years  
Ground rent £80 p.a  
Service charges £1893 p.a  
Enfield Council Tax Band C

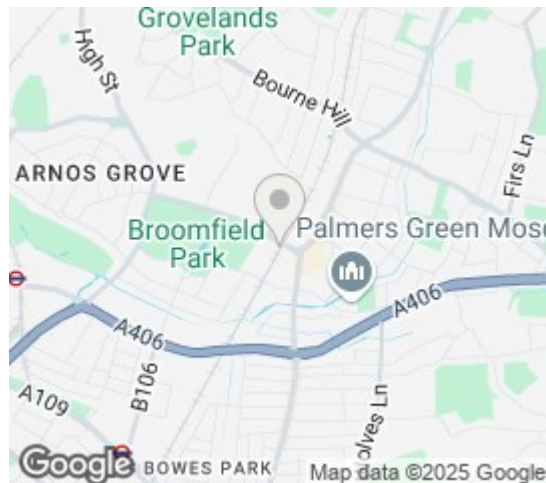
- One bedroom apartment
- Third floor
- Living/dining room
- Kitchen
- Bathroom
- Secure communal entrance
- Close to shops and station
- Allocated parking space





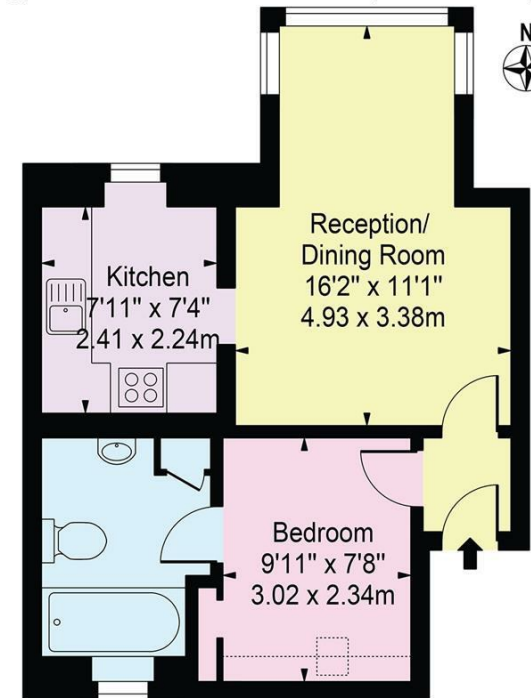
**Pilgrims Close  
Palmers Green  
London  
N13 4HU**

Tenure: Leasehold  
Gross Internal Area: 388.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

**Pilgrims Close, N13**  
Approx. Gross Internal Area 388 Sq Ft - 36.05 Sq M



**Third Floor**

For Illustration Purposes Only - Not To Scale

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