



Colet Close, Palmers Green, London, N13
Chain Free £199,995 Leasehold

Anthony Webb
ESTATE AGENTS

Colet Close, Palmers Green, London, N13

Chain free one bedroom flat situated on the ground floor of this 1980s built block/development. The property requires full updating and would be ideal for a first time buyer or buy to let investor (once refurbished a rent of £1350-£1400pcm could be achieved)

Colet Close is part of the St Pauls Rise development located off Tottenham Road providing easy access to Green Lanes shops, restaurants, bus routes and various stations including Wood Green underground and Bowes Park mainline station.

The property has a remaining lease of 91 years

Ground rent-£150

Service charges-£1658.63

Council Tax band C

- One double bedroom
- Purpose built ground floor flat
- Living room
- Kitchen
- Bathroom
- Electric heating
- Secure communal entrance
- Communal parking facilities





Anthony Webb



Anthony Webb



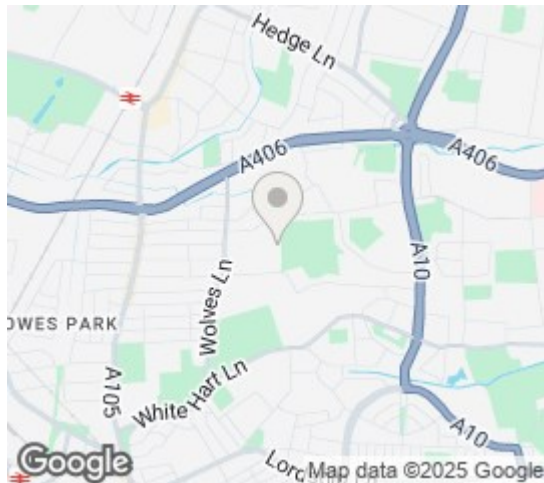
Anthony Webb



Anthony Webb

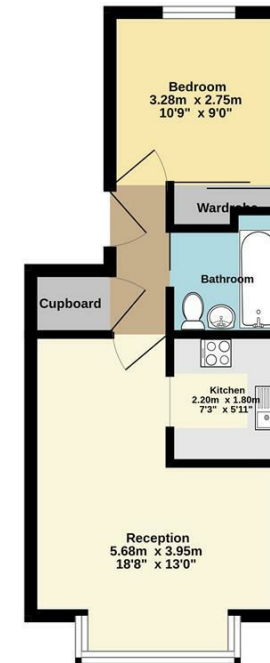
Colet Close Palmers Green London N13 6LH

Tenure: Leasehold
Gross Internal Area: 377.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 35.0 sq.m. (377 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS