



**Pellipar Close, Palmers Green, London, N13**  
**Offers In Excess Of £350,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Pellipar Close, Palmers Green, London, N13

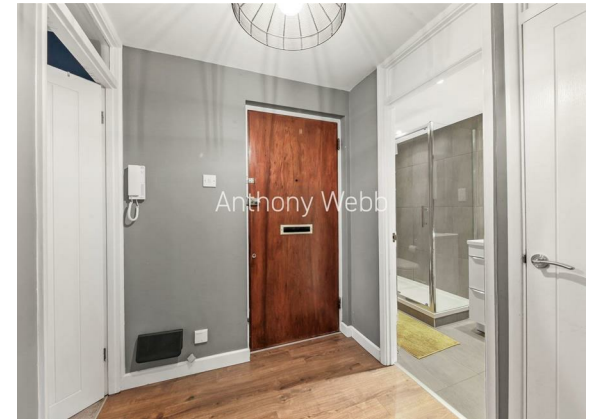
Amazing opportunity! Recently reduced, this turnkey home is ideal for first-time buyers, investors or those seeking a cozy downsizing option.

Boasting easy ground floor access, this impeccably presented apartment features two double bedrooms. It is situated in a privately built development with self-management, just off Fox Lane. Enjoy the convenience of being a short walk away from Green Lanes' shops, restaurants, bus routes, and Palmers Green mainline station connecting to Moorgate.

Key features include a secure communal entrance with an entry phone system, a hallway with laminate flooring, a spacious living room with a large window and laminate floor, a modern kitchen with a storage cupboard and laminate floor, a contemporary shower room with tiled flooring, double glazing, gas central heating, and a gated underground parking space.

Enfield Council Tax Band E  
Remaining lease 133 years  
Ground rent £0  
Service charges £1000 p.a (£250 per quarter)

- Two double bedrooms
- Ground floor flat
- Spacious living room
- Modern kitchen/shower room
- Long lease
- Under ground parking space
- Double glazing/gas central heating
- Close to shops/buses/station





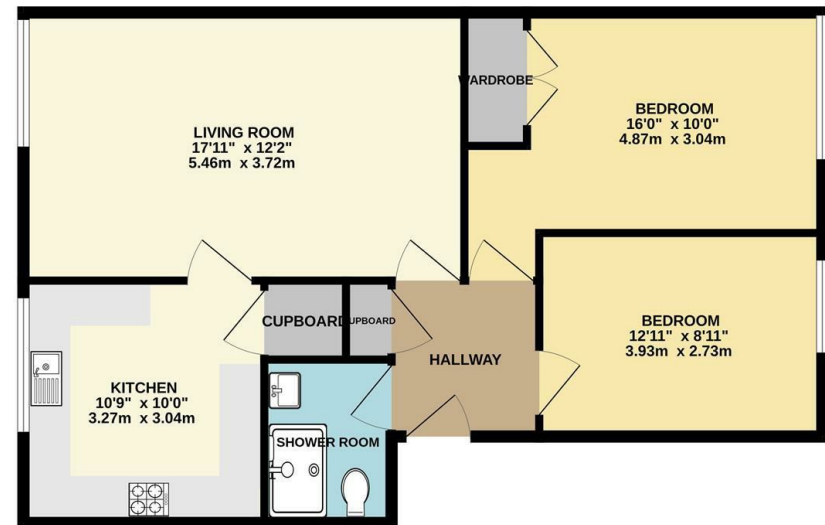
# Pellipar Close Palmers Green London N13 4AG

Tenure: Leasehold  
Gross Internal Area: 700.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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	
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		77	85
(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	

## GROUND FLOOR



TOTAL FLOOR AREA: 700sq ft (65.0 sq.m.) approx.  
Whilst 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.  
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