



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

**Anthony Webb**  
ESTATE AGENTS

# Pilgrims Close, Palmers Green, London, N13

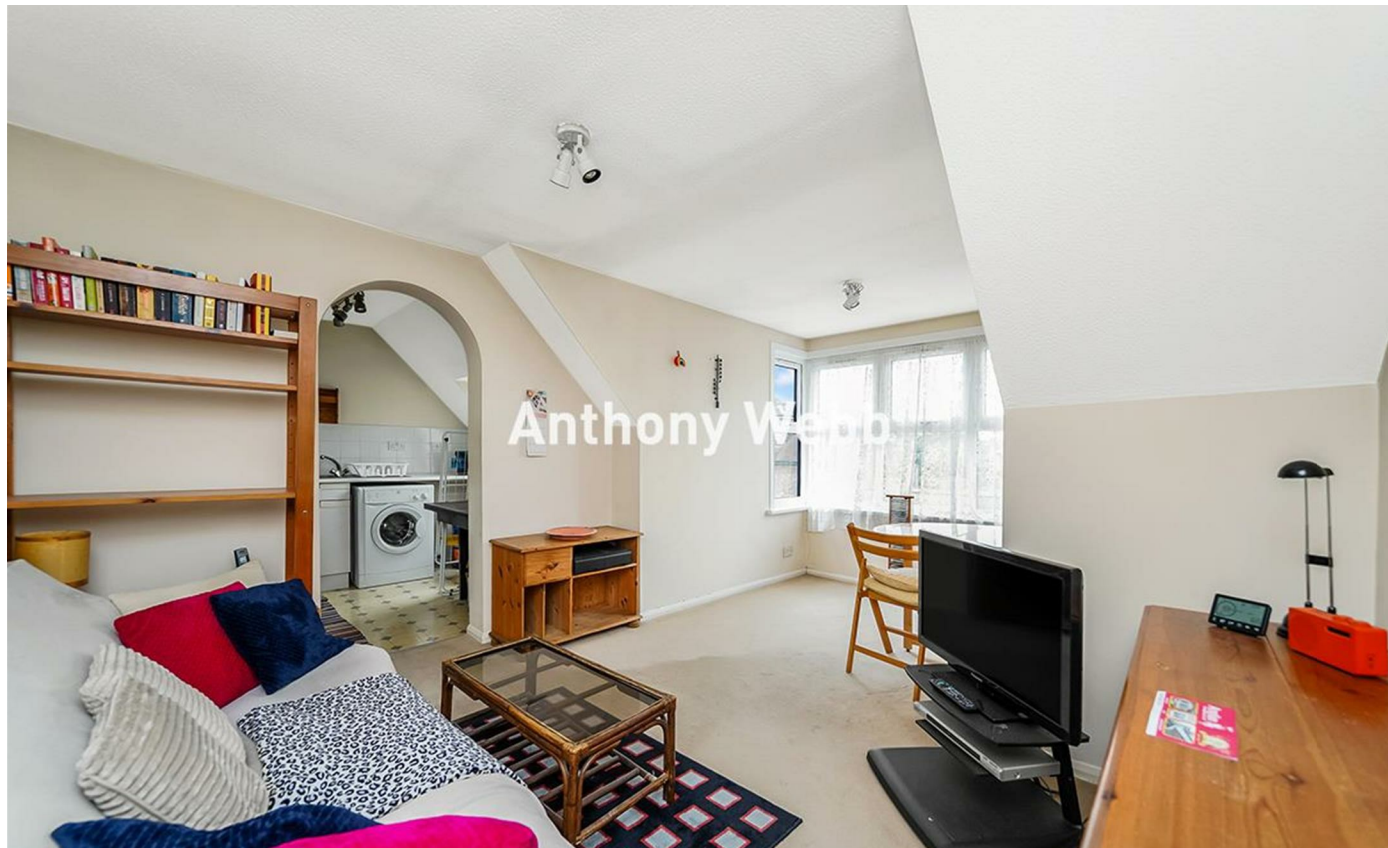
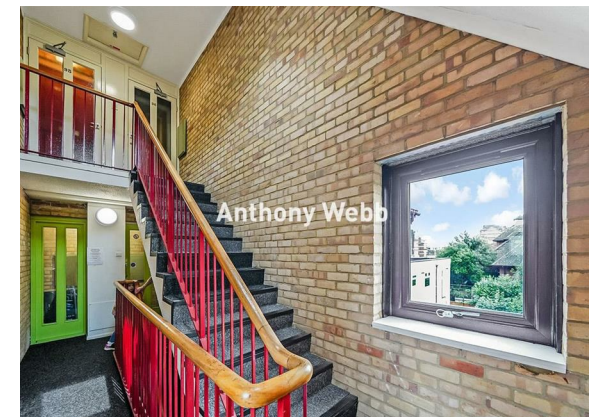
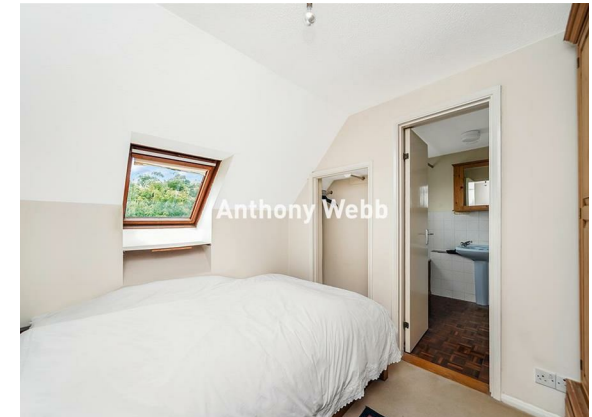
Location! Location! Well presented one bedroom apartment situated on the third floor of this 1980s purpose built block. The flat is currently let at £1100pcm and would make an excellent buy to let opportunity or first time purchase.

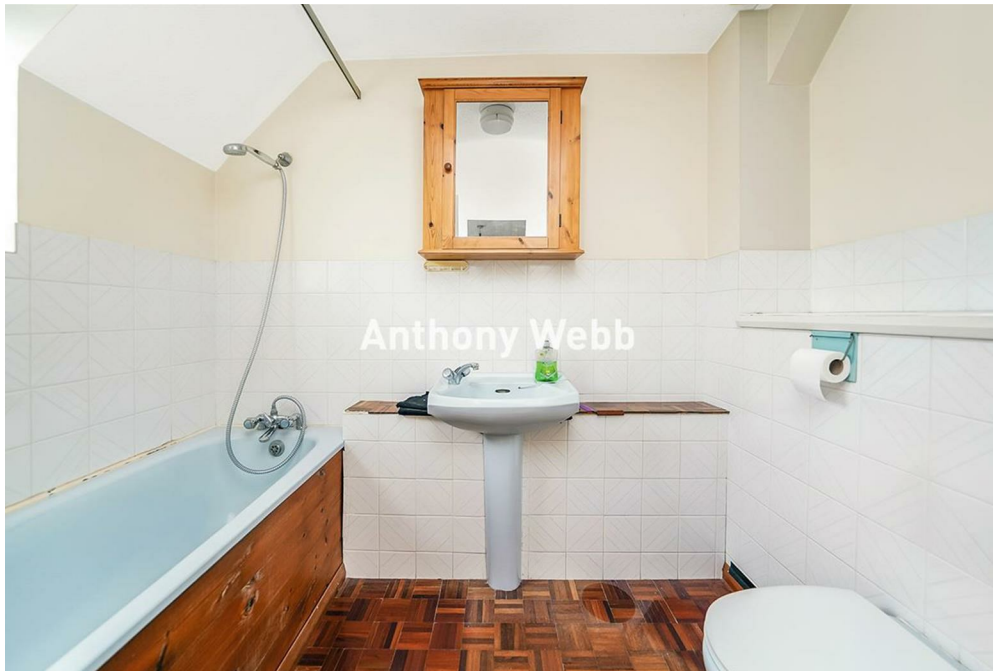
Pilgrims Close is conveniently located in the heart of Palmers Green and is a few minutes walk to local shops, restaurants, bus routes, Broomfield Park and the mainline station into Finsbury Park and Moorgate.

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

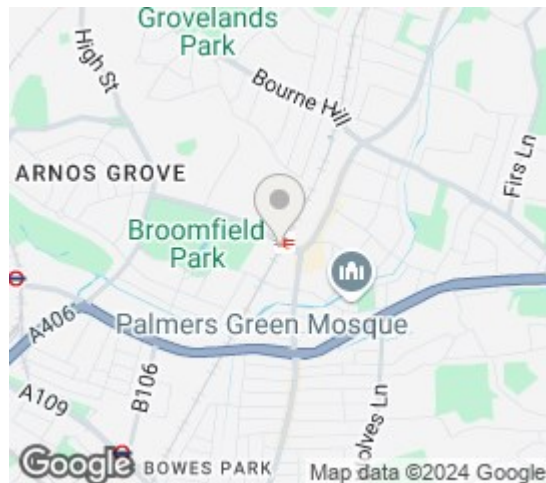
- One bedroom apartment
- Third floor
- Living/dining room
- Kitchen
- Bathroom
- Secure communal entrance
- Close to shops and station
- Allocated parking space





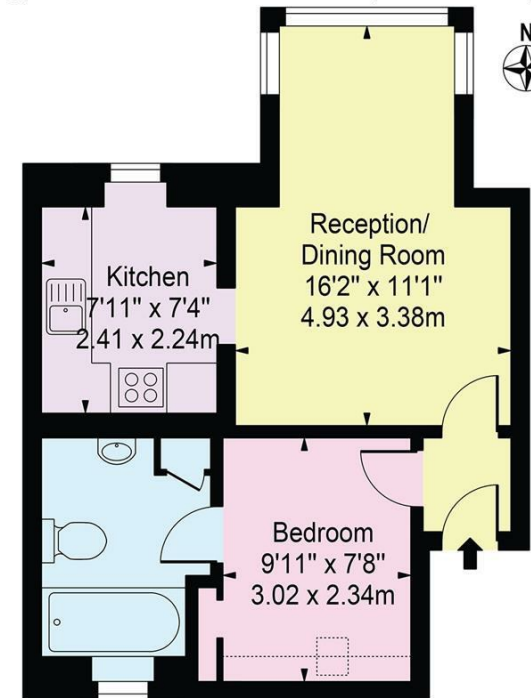
# Pilgrims Close Palmers Green London N13 4HU

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

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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