



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

Anthony Webb
ESTATE AGENTS

Pilgrims Close, Palmers Green, London, N13

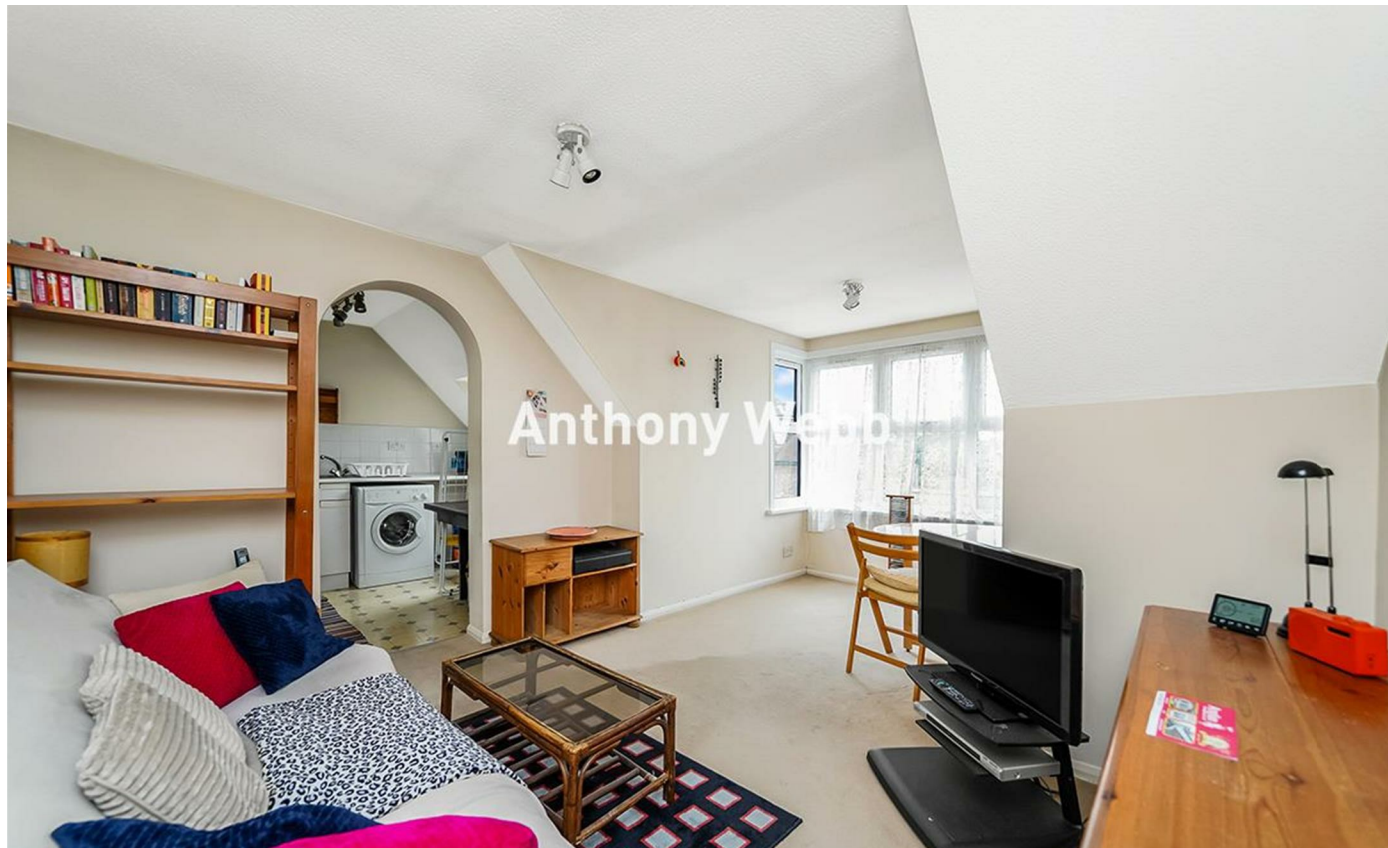
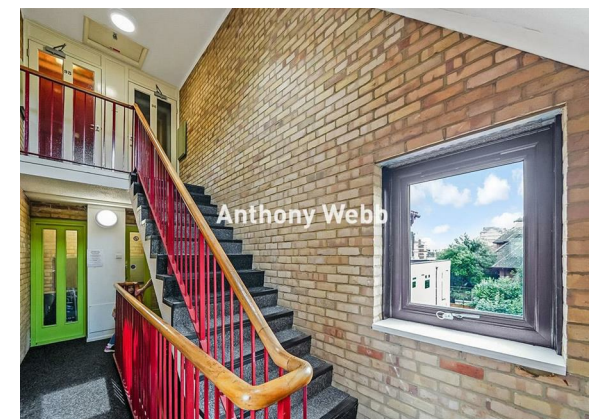
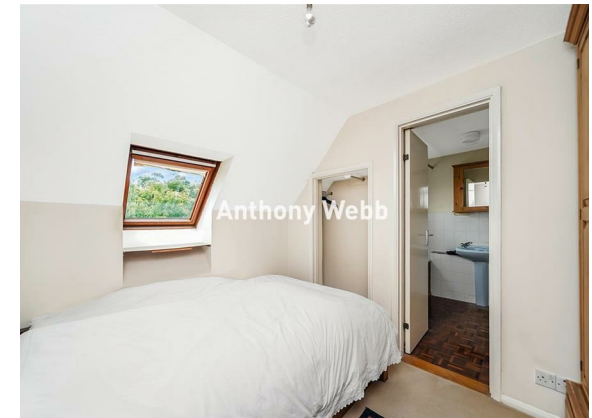
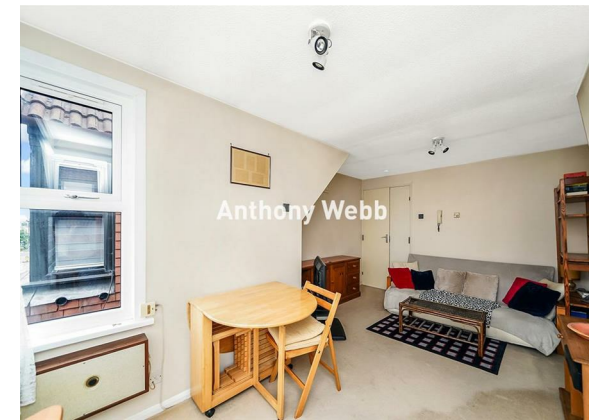
Location! Location! Well presented one bedroom apartment situated on the third floor of this 1980s purpose built block. The flat is currently let at £1100pcm and would make an excellent buy to let opportunity or first time purchase.

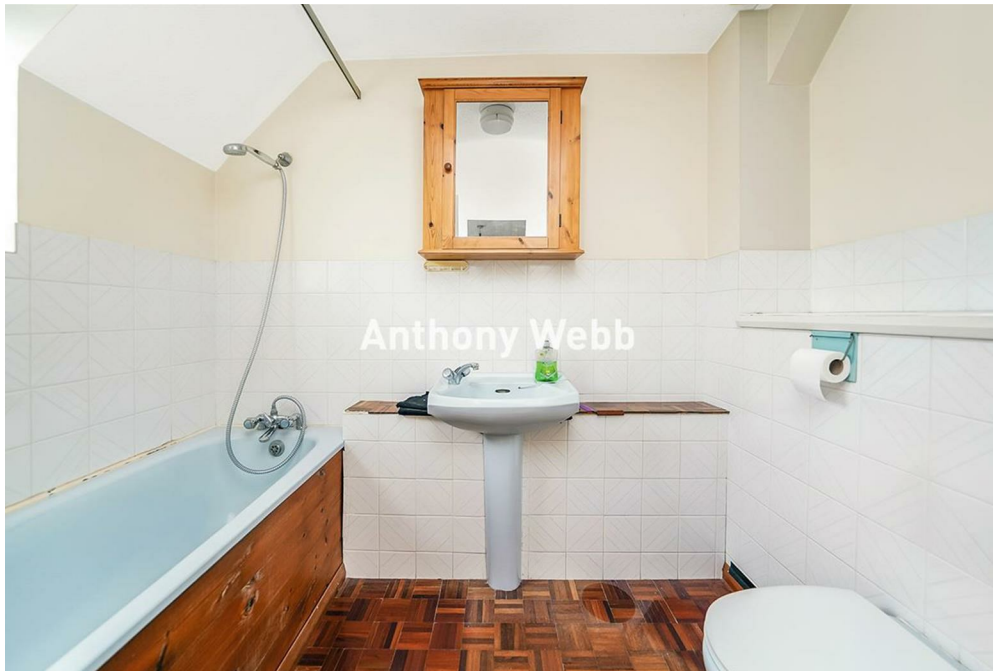
Pilgrims Close is conveniently located in the heart of Palmers Green and is a few minutes walk to local shops, restaurants, bus routes, Broomfield Park and the mainline station into Finsbury Park and Moorgate.

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

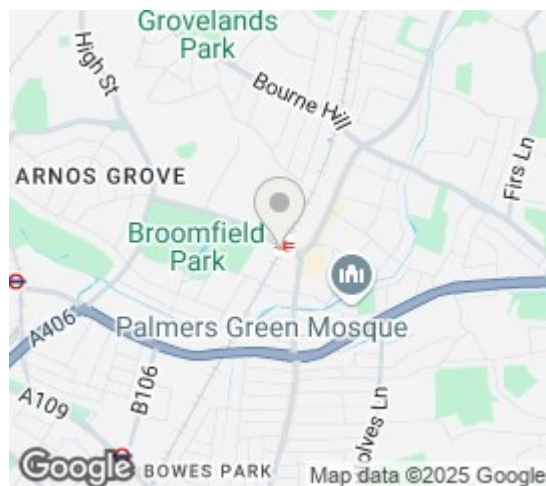
- One bedroom apartment
- Third floor
- Living/dining room
- Kitchen
- Bathroom
- Secure communal entrance
- Close to shops and station
- Allocated parking space





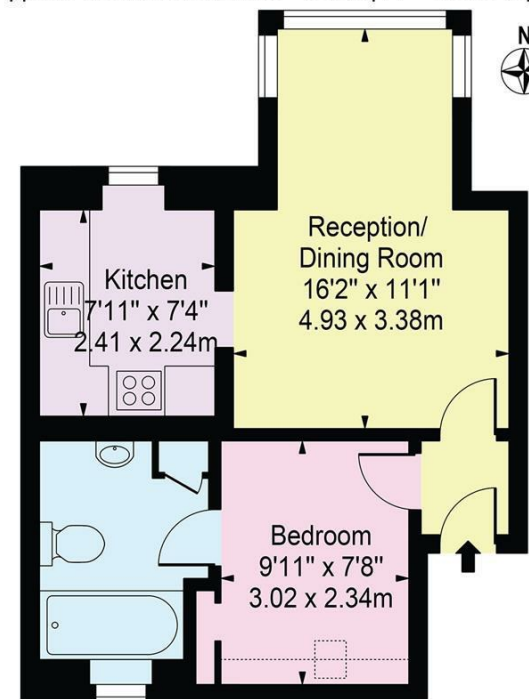
Pilgrims Close Palmers Green London N13 4HU

Tenure: Leasehold
Gross Internal Area: 388.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(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 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			

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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