



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

**Anthony Webb**  
ESTATE AGENTS

# Pilgrims Close, Palmers Green, London, N13

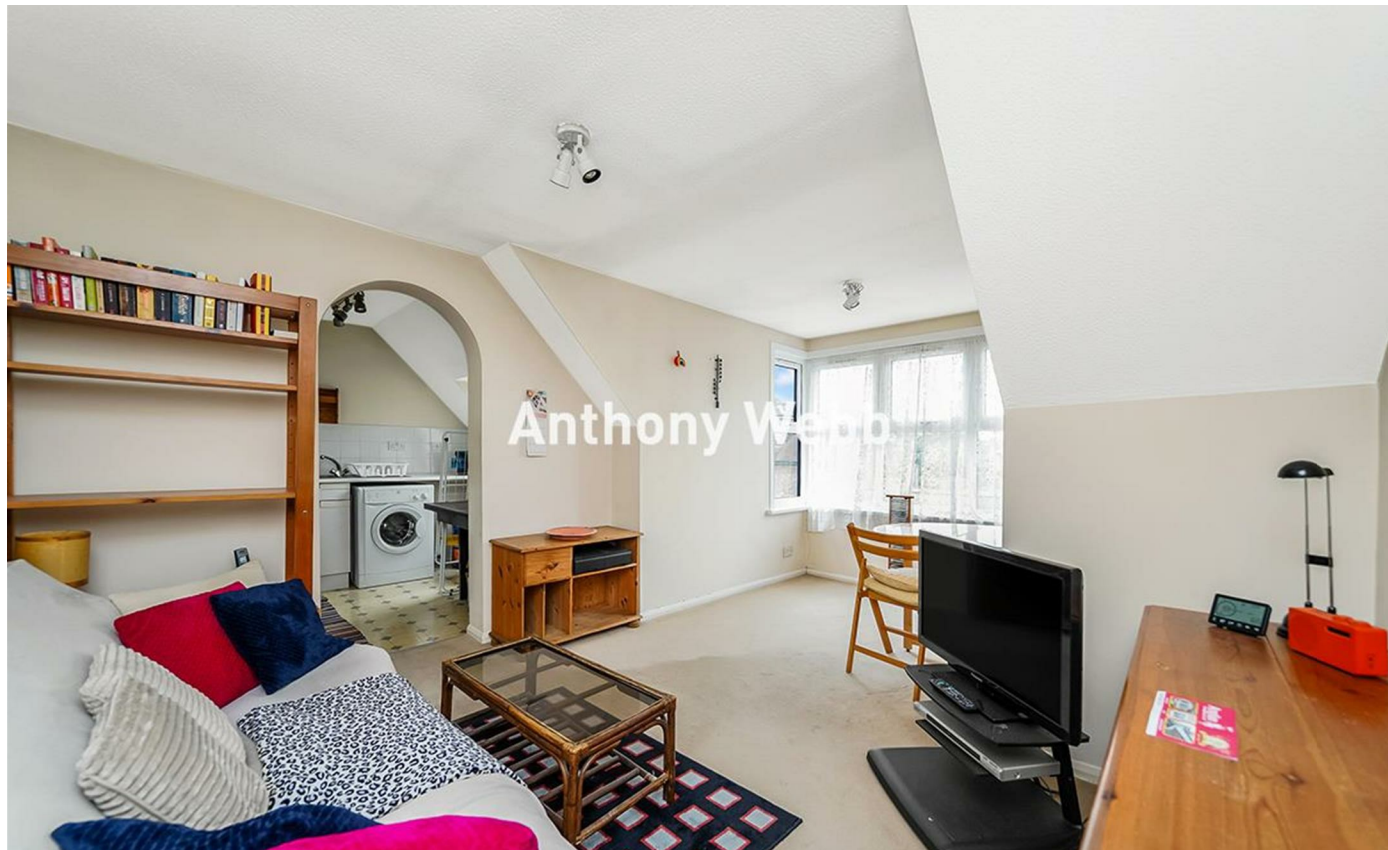
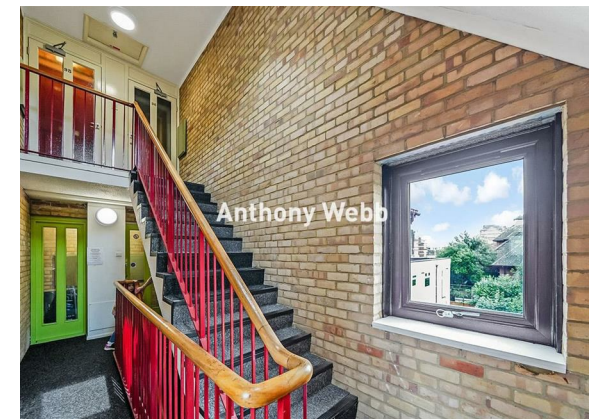
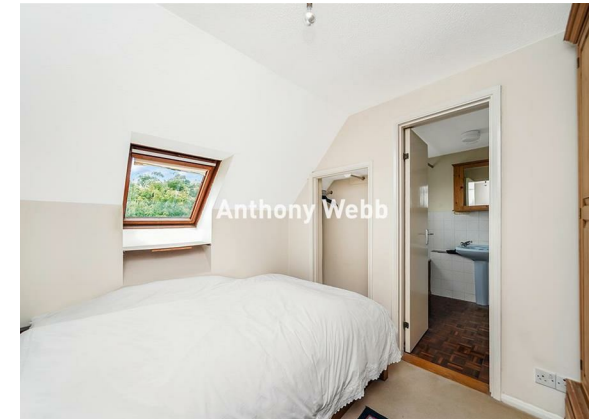
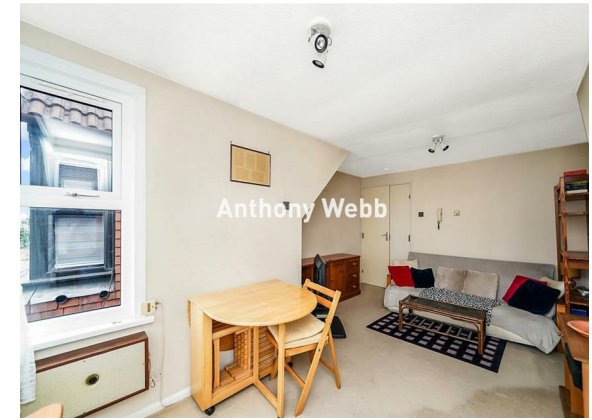
Location! Location! Well presented one bedroom apartment situated on the third floor of this 1980s purpose built block. The flat is currently let at £1100pcm and would make an excellent buy to let opportunity or first time purchase.

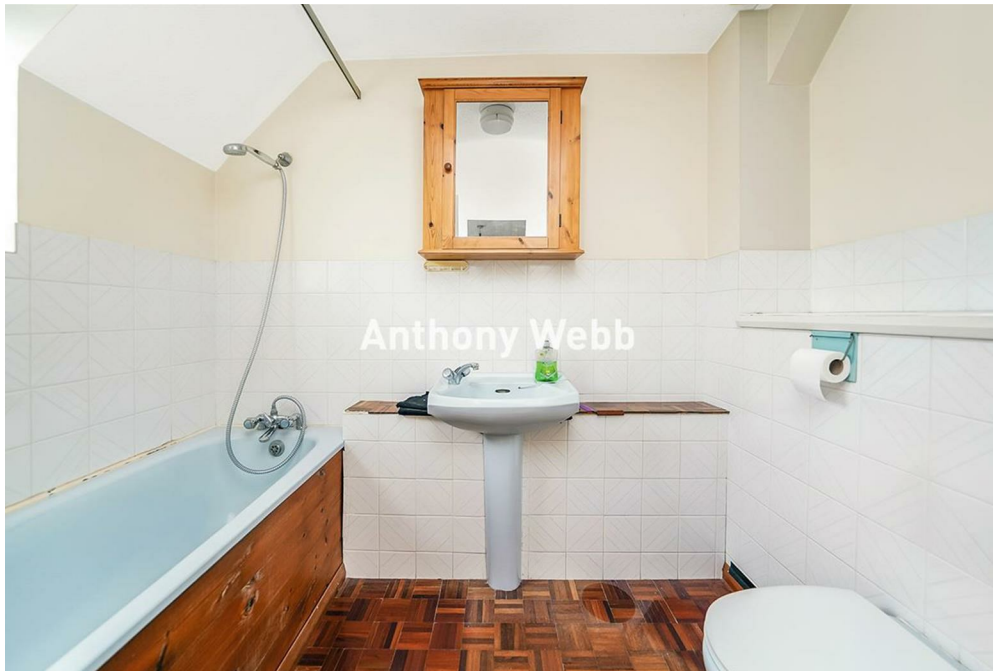
Pilgrims Close is conveniently located in the heart of Palmers Green and is a few minutes walk to local shops, restaurants, bus routes, Broomfield Park and the mainline station into Finsbury Park and Moorgate.

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





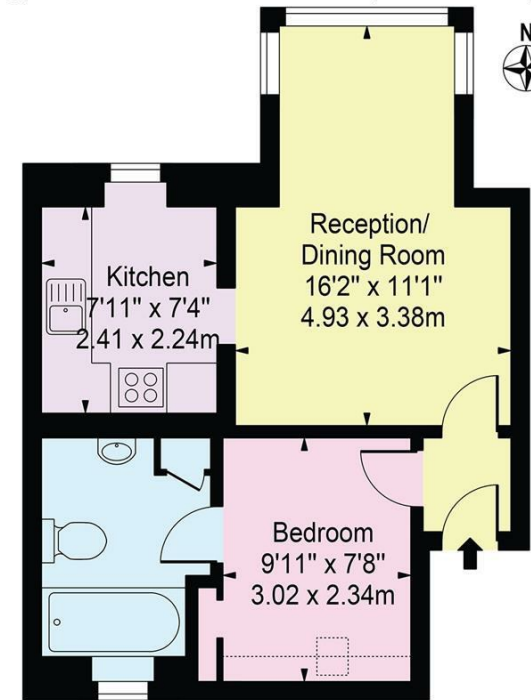
# Pilgrims Close Palmers Green London N13 4HU

Tenure: Leasehold  
Gross Internal Area: 388.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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