



St. Pauls Rise, Palmers Green, N13

Offers In The Region Of £325,000



# St. Pauls Rise, Palmers Green, N13



## Description

**\*\*GREAT FIRST TIME BUY or INVESTMENT\*\*** Homelink are pleased to be the vendors chosen sole agent in presenting a spacious first floor purpose built 2 bedroom flat set in a cul-de-sac.

This two bedroom apartment set within this modern development benefiting from a generous sized living room area and offering bright spacious rooms throughout. The apartment further comprises separate kitchen, modern bathroom and on-site permit parking. Positioned en-route to The City and West End with local bus services to Wood Green Tube station positioned outside the development.

With an array of amenities easily accessible on Tottenham Road and Green Lanes, N13 just a short distance away. Offered with a good lease and chain free. An early viewing highly recommended.

Tenure: Leasehold

Lease: 91 years

Service Charge: £1626 (2025/26)

Ground Rent: Peppercorn

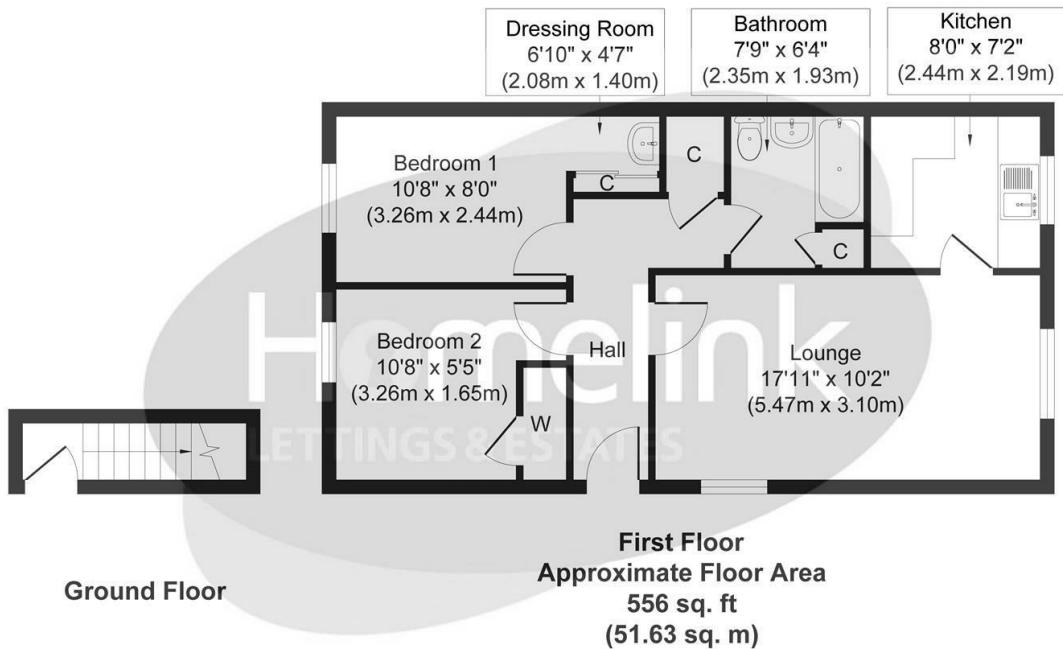
Enfield C/Tax Band - D

- Two Bedroom First Floor Flat
- In Need of Modernisation
- Spacious Lounge/Diner
- Walk-in Wardrobe Area
- Double Glazing
- Communal Garden
- Ideal Investment Opportunity
- Ideal First Time Buy
- Must Be Seen
- Chain Free





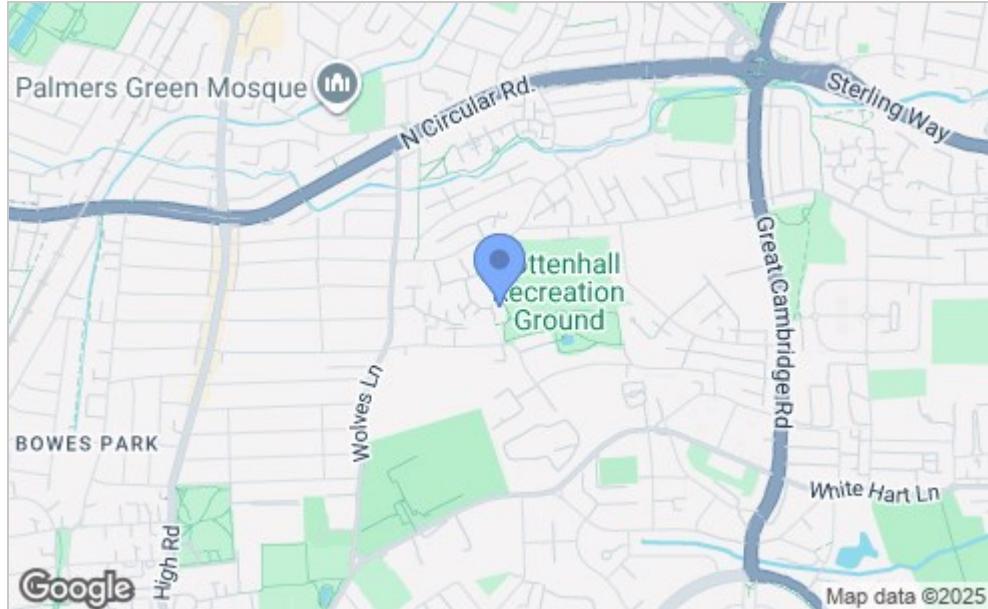
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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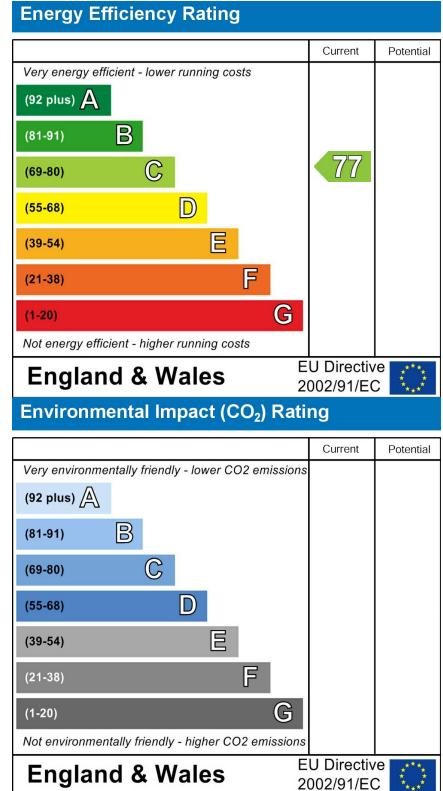
## Area Map



## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.