

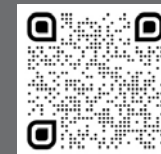
# LINDSEY COURT

PALMERS GREEN - N13

THOMAS  
JAMES  
ESTATE AGENTS



- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- LONG LEASE & SHARE OF FREEHOLD
- DUAL ASPECT
- WALKING DISTANCE TO STATION
- COMMUNAL PARKING



FOR SALE  
£350,000 (OIEO)  
SHARE OF FREEHOLD

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## 2 BEDROOM APARTMENT

£350,000 - OFFERS IN EXCESS OF (OIEO)

### IN BRIEF

This spacious purpose built two bedroom apartment on the first floor of a popular low rise 1960s block of just six apartments in Palmers Green is dual aspect and enjoys morning and afternoon sun. Set in communal gardens, owners have use of the communal car park at the rear. Located close to the shops and services along Green Lanes it's just a ten minute walk from Palmers Green station and less than a mile from Winchmore Hill station.

### PROPERTY DESCRIPTION

This attractive property has all the benefits of a purpose built apartment including a logical layout, generous room sizes, large windows, and ample storage space. All rooms are arranged around a large central hallway which has two full height built in storage cupboards.

The separate living room and kitchen are both spacious and each easily accommodates a dining table, giving lots of options for informal dining and entertaining. The living room measures approximately 14 ft by 15 ft and has a large east-facing picture window. There's plenty of space for sofas and a dining table.

The kitchen, which has two west-facing windows, is well-equipped and fitted with a range of high-gloss white wall and floor cabinets that house a combination of integrated and freestanding appliances. The wood worktop matches the floor, and there's a tiled splashback. This is a lovely room with an open aspect and lots of worktop and circulation space.

The main double bedroom, a generous 12'11" by 12'5" has a wall of bespoke fitted wardrobes and a large picture window with leafy views. The second bedroom is also a double and is adjacent to the two hall cupboards. The bathroom has matching large format wall and floor tiles and is a good size, with a bath (with overhead shower and glass screen), and a freestanding washbasin and WC.

COUNCIL TAX BAND: C  
ENFIELD COUNCIL

EPC RATING: C

SERVICE CHARGE: £1,100 P/A  
LEASE: 974 YEARS  
SHARE OF FREEHOLD



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## VIDEO



## TRANSPORT



### PROPERTY DESCRIPTION CONTINUED...

The apartment is in excellent condition and the décor is contemporary throughout, with a mainly neutral palette offset by feature walls in relaxing hues. This is complemented by wood floors and doors, a fully tiled bathroom, and carpeted bedrooms. The property is double glazed and has gas central heating.

The block is well-maintained, and the apartment comes with a share of the freehold is managed by the leaseholders. This means there's no ground rent and the service charge is a reasonable c.£1,1000 p.a.

### LOCAL LIFE

- The apartment is set back from Green Lanes within communal grounds, with vehicle access to the communal car park from Oaktree Avenue, a quiet residential street. The location is ideal for access to the neighbourhood centres of both Palmers Green and Winchmore Hill, where there is a wide selection of shops, restaurants, transport links and other amenities.
- The North Circular Road and A10 are a four minute drive, providing good access around the capital and to the motorway network.

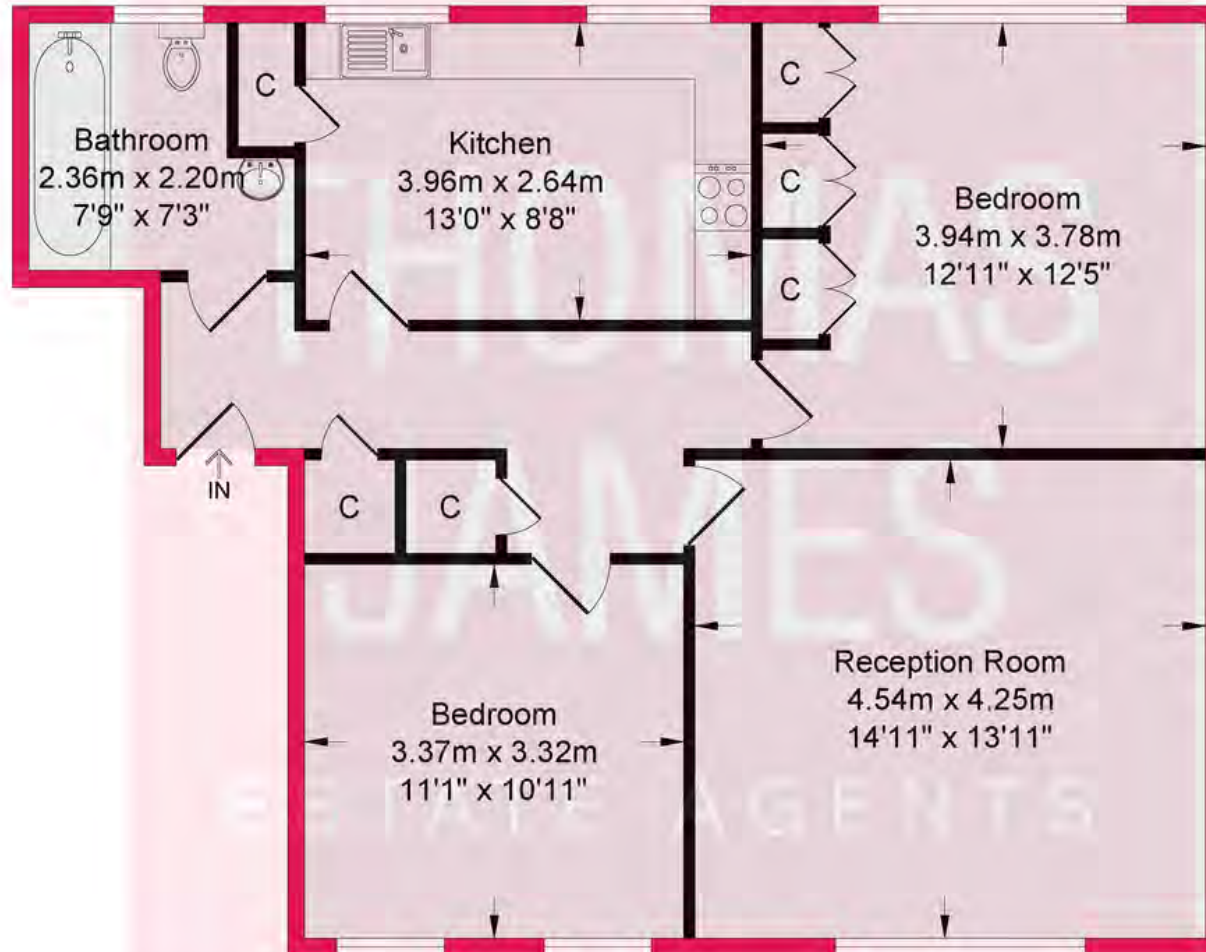
### LOCAL LIFE CONTINUED...

- Palmers Green station is just over half a mile away; about a ten minute walk or five minutes on the bus. From here there are regular trains to King's Cross (22 minutes) and Moorgate (29 minutes). Winchmore Hill station on the same train line is also nearby, less than a mile from the apartment.
- There is a good selection of parks and green spaces within walking distance, including the award-winning Firs Farm Wetlands, Broomfield Park, and Grovelands Park.
- The property is in the catchment area for several good school including St Monica's Catholic Primary School.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

First Floor  
72.53 sq.m. (780.70 sq.ft.) approx.



**TOTAL FLOOR AREA : 72.53 sq.m. (780.70 sq.ft.) approx.**

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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