



PRYTANEUM COURT, LONDON, N13
£425,000 LEASEHOLD

**A LIGHT AND MODERN TWO BEDROOM APARTMENT
LOCATED CLOSE TO PUBLIC TRANSPORT LINKS INTO THE
CITY AND NORTH LONDON.**

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DESCRIPTION:

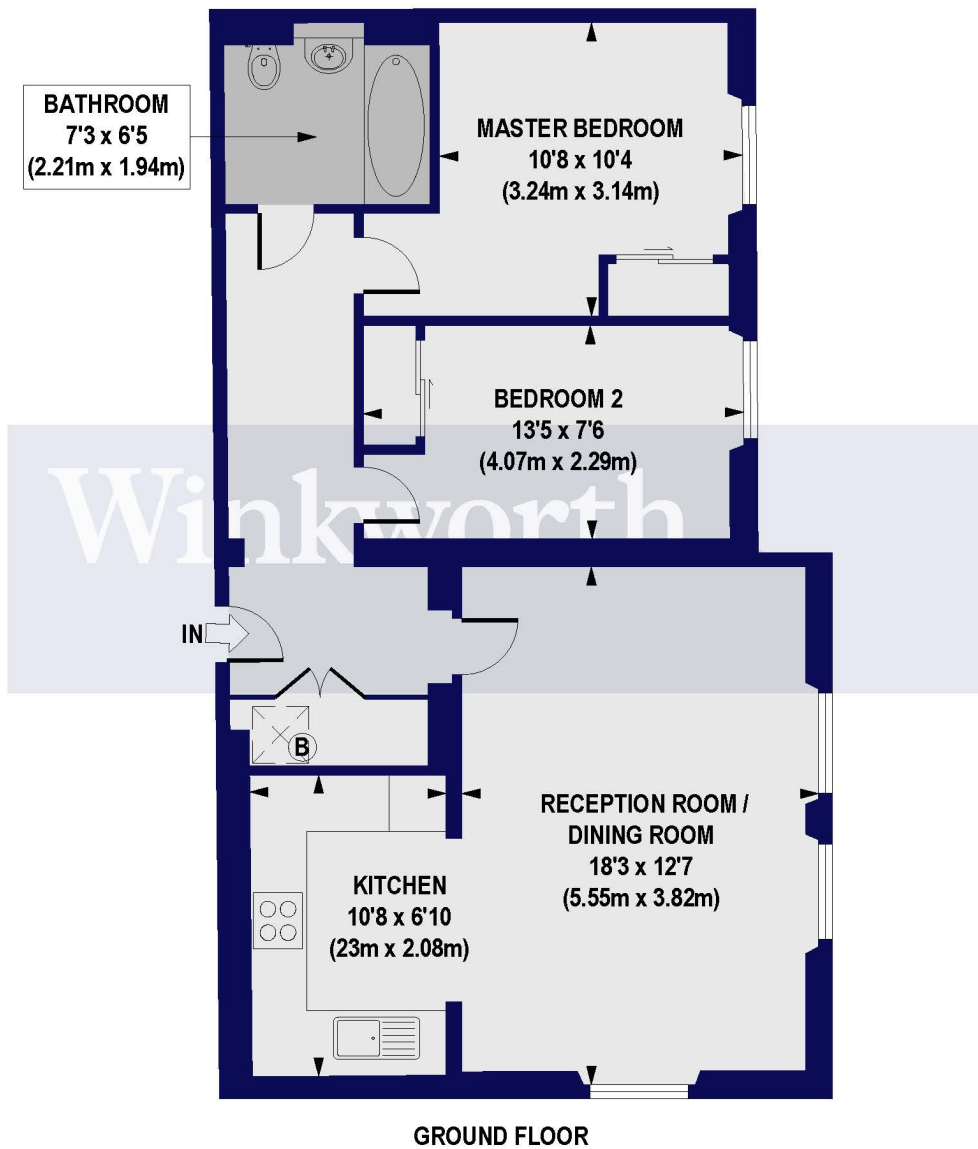
A stunning two bedroom ground floor apartment located in the heart of Palmers Green, within easy reach of the mainline BR station to Moorgate and a bus service to Wood Green underground station (Piccadilly Line). Set within an exclusive gated development, formerly Southgate Town Hall, the property boasts light and airy living accommodation including a superb open-plan living/dining area with dual aspect windows, a contemporary bespoke kitchen with handleless units, a quartz work top, and a range of integrated appliances. You will also find a beautiful porcelain tiled bathroom, and well-proportioned bedrooms. There is also the added benefit of an allocated parking bay, video entry phone system, secure residents cycle storage (unallocated), and an unexpired builder's warranty. Offered for sale with a remaining lease term in the region of 118 years and no onward chain.

SUMMARY:

- Two Bedroom Ground Floor Apartment Located Close to Public Transport Links
- Exclusive Gated Development Converted by Award Winning Developer in 2016
- Open-Plan Reception Room/Kitchen
- Contemporary Designer Kitchen
- Stylish Porcelain Tiled Bathroom
- Built-in Storage
- Video Entry-Phone System
- Allocated Parking Bay and Secure Cycle Storage Facility Long Remaining Lease Term
- No Onward Chain
- Council Tax: London Borough of Enfield - Band: D
- Ground Rent: £330 Per Annum
- Service Charge: £2,200 Per Annum
- Lease: 125 Years from 29th September 2015



Prytaneum Court, N13
 Approx. Gross Internal Floor Area 698 sq. ft / 64.87 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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