

FOR SALE



Pellipar Close, Fox Lane, Palmers Green, London, N13
£320,000 Leasehold

Anthony Webb
ESTATE AGENTS

Pellipar Close, Fox Lane, Palmers Green, London, N13

Fantastic FIRST TIME purchase or BUY TO LET investment.

Spacious two double bedroom apartment situated on the second floor of this privately built block within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate.

136 year lease remaining • Secure entry phone system and communal entrance • Lift to all floors • Self managed estate • 840 sq ft • Spacious living room with dual aspect windows and original parquet wood floor • Fitted kitchen • Modern shower room • Hallway with original parquet wood floor and large storage cupboard • Gas central heating • Double glazing installed in 2013 • Cavity wall insulation • Block roof replaced in 2014 • Garage en block.

- Two double bedrooms
- Second floor apartment
- Spacious living room
- Fitted kitchen
- Modern Shower room
- Gas central heating/double glazing
- Garage
- Close to shops and station





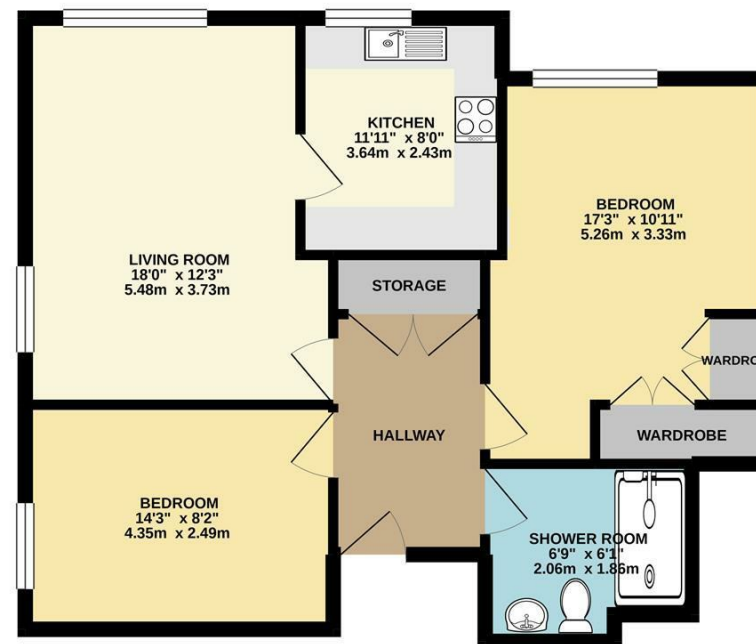
**Pellipar Close, Fox Lane
Palmers Green
London
N13 4AG**

Tenure: Leasehold
Gross Internal Area: 840.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

SECOND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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