

WILLOWCROFT LODGE

ALDERMANS HILL - N13

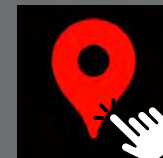
THOMAS
JAMES

kw



- TWO DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- GOOD SIZED BALCONY

- OPEN PLAN KITCHEN/DINER
- LARGE LIVING ROOM
- SHARED GARDEN



FOR SALE
£675,000
SHARE OF FREEHOLD

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2 BEDROOM APARTMENT

£675,000

IN BRIEF

This spacious two bedroom, two bathroom luxury apartment on the second floor of a purpose built modern block of just seven apartments in Palmers Green has fabulous far-reaching views of Alexandra Palace, Broomfield Park and the capital's skyline from its sunny south-facing windows and balcony.

PROPERTY DESCRIPTION

With almost 1,200 square feet of space all on one floor this apartment epitomises lateral living. The property has elegant period proportions, excellent natural light from windows on three sides, and abundant storage space. The rooms are set around a huge central hallway which has two walk-in storage cupboards and there is an additional large secure store cupboard at lower ground floor level.

The main living space is a huge south-facing room with ample space for lounge and dining areas and two sets of double doors that open onto the huge private balcony. This spans the width of the apartment and is fully decked, providing a lovely place to read, relax and enjoy the sun and stunning views across London.

The separate kitchen can be accessed via the hall or living room. This is a convenient set up for unloading your groceries and creates a large continuous space for entertaining. Lovely wood fitted cabinets wrap around three walls of this approximately square room, leaving space for a dining table opposite. A window above the sink provides daylight and ventilation.



COUNCIL TAX BAND: F
Enfield Council

EPC RATING: C

SHARE OF FREEHOLD



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PROPERTY DESCRIPTION CONTINUED

Both bedrooms are doubles with en suites. The main bedroom room has an ensuite bathroom (with a bath and a separate shower cubicle), whilst the second double bedroom has an en suite shower room. The bathrooms are hotel-style; fully tiled and with washbasin consoles, heated towel rails and downlighters. There's also a separate WC accessed via the hallway. The main bedroom is particularly spacious and has extensive bespoke fitted furniture, including two large double wardrobes.

The property was built in 2002, and this apartment is in immaculate condition throughout, having been very well maintained. The block has a video entry phone system, and the property comes with a share of freehold. The apartment is double glazed and has gas central heating, and the white and pale neutral décor emphasizes the sense of space and light.

The block is set back from the road behind a large block-paved driveway and surrounded by landscaped grounds, with large, lawned communal gardens to the rear.

The apartment has one off-street parking space at the front and a second space in the gated car park at lower ground floor level.

LOCAL LIFE

You're in the midst of a thriving local neighbourhood, with a range of independent shops, cafes and services just a couple of minutes' walk along Aldermans Hill, and more amenities along nearby Green Lanes and in the centre of Palmers Green. The town centre of Southgate is also just a mile away.

21-hectare Broomfield Park is directly opposite the property. This Site of Local Importance for Nature Conservation is a fantastic open green space with stunning views of Alexandra Park and a wide range of features and facilities, including three lakes, a model boat pond, an orchard, a conservatory, a bandstand, and a playground and sports courts.

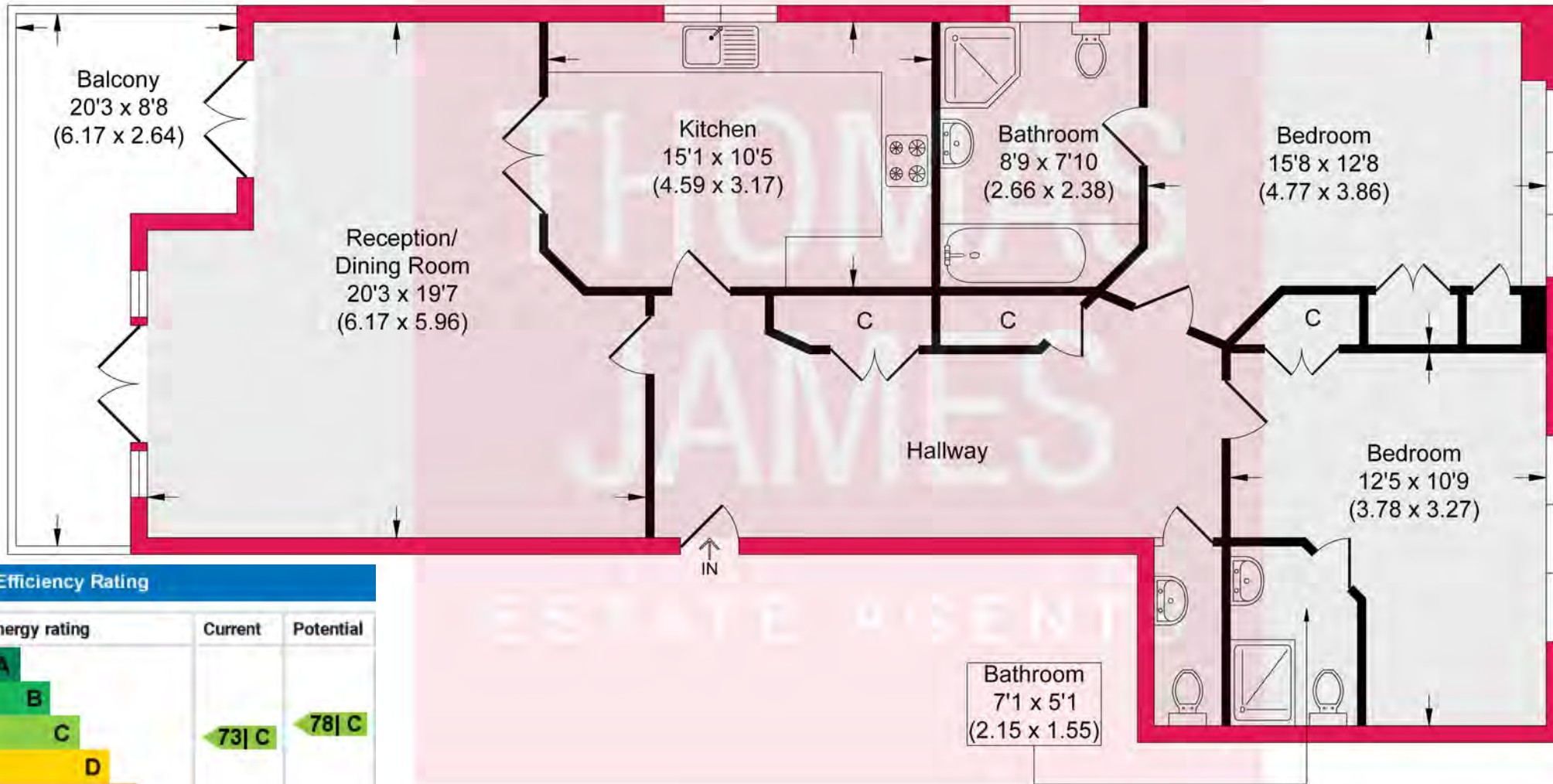
Transport links are excellent. Palmers Green station, an eight minute walk from your door, has 22 minute train journeys into King's Cross. Or, if you're heading to the West End, you can take the Piccadilly Line from Arnos Grove or Southgate both approximately twenty minutes walk away.

LOCAL SCHOOLS



TRANSPORT





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR AREA : 110.61 sq.m. (1190.59 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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