

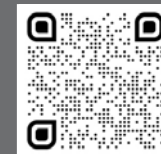
# WILLOWCROFT LODGE

PALMERS GREEN - N13

THOMAS  
JAMES  
ESTATE AGENTS



- TWO BEDROOM APARTMENT
- SECURE PRIVATE PARKING
- RAISED GROUND FLOOR
- PRIVATE PATIO & TERRACE
- CHAIN FREE
- WALKING DISTANCE TO PALMERS GREEN



FOR SALE  
£675,000  
SHARE OF FREEHOLD

# WILLOWCROFT LODGE

PALMERS GREEN - N13

## 2 BEDROOM APARTMENT

£675,000 - CHAIN FREE

### IN BRIEF

This capacious two-bedroom, two bathroom luxury apartment on the raised ground 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 terrace.

### 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 with windows on three sides, and abundant storage space; the rooms are set around a huge central hallway which has two walk-in storage cupboards, utility room and there an additional secure store 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 front 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 table opposite. A window above the sink provides daylight and ventilation.



COUNCIL TAX BAND: F  
Enfield Council

EPC RATING: D

SERVICE CHARGE:  
£4,000 p/a

LEASE: 970+years



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### PROPERTY DESCRIPTION CONTINUED...

Both bedrooms are doubles. The main bedroom room has an ensuite bathroom (with a bath and a shower cubicle), whilst the second double bedroom is set up for dual purpose; with built in corner desk/work space and a clever foldaway double bed which is hidden in the cupboards for when not needed. The second bedroom provide access to a large private rear terrace which offers space to host outside.

The bathrooms are hotel-style; fully tiled and with washbasin consoles, heated towel rails and downlighters. 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 a large, lawned communal gardens to the rear. The apartment has one off street parking space at the front and a a double parking space in the gated underground car park.

### 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 approx twenty minute walk away.

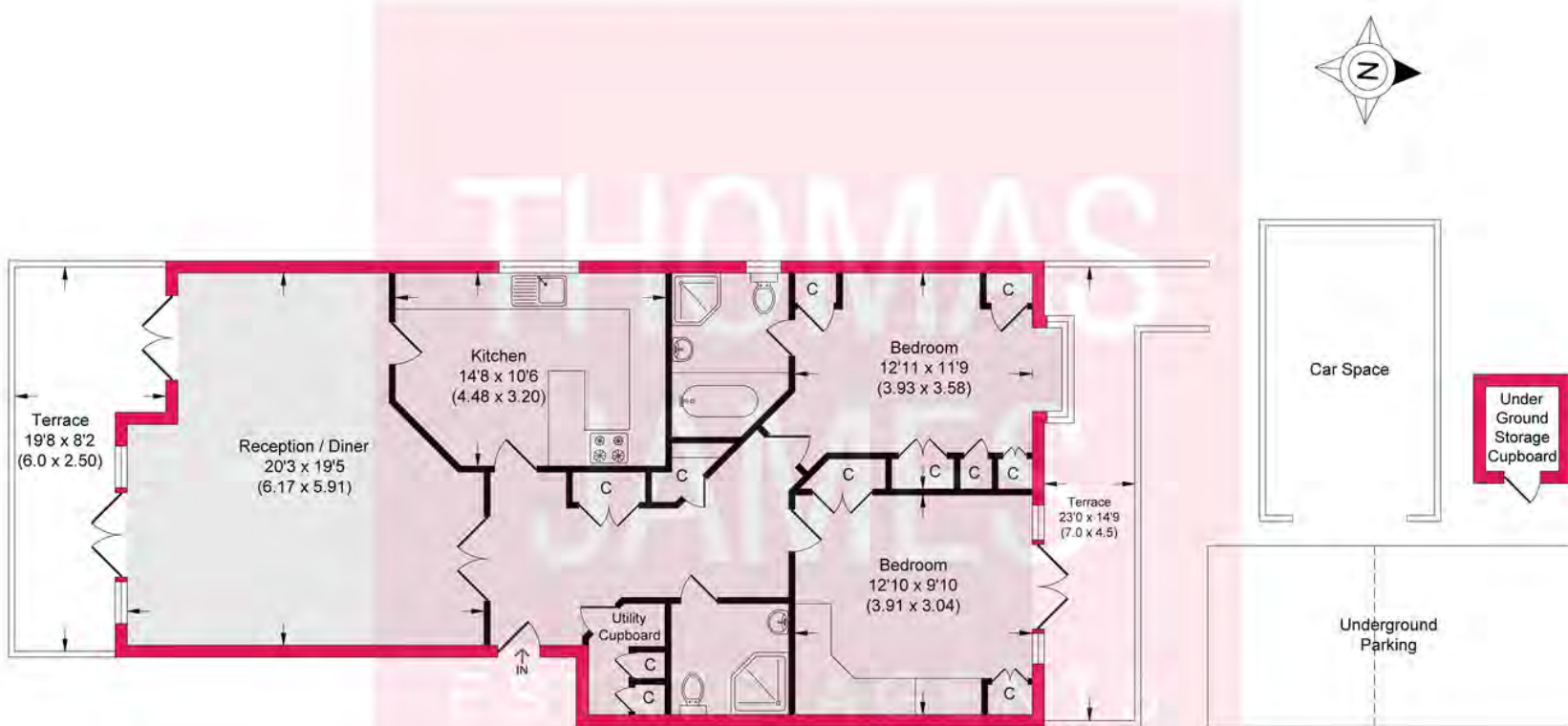
### VIDEO



### TRANSPORT



Raised Ground Floor  
99.50 sq.m. (1071.0 sq.ft.) approx.



**TOTAL FLOOR AREA : 99.50 sq.m. (1071.0 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.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# THOMAS JAMES

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Willowcroft Lodge  
127

MAXIMUM HEADROOM  
2.10 meters (7'00")

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