

PENNY LODGE

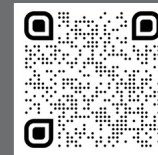
PALMERS GREEN - N13

THOMAS
JAMES



- BRAND NEW DEVELOPMENT
- GROUND FLOOR FLAT
- TWO BEDROOMS

- PRIVATE GARDEN
- CHAIN FREE
- CLOSE TO TRANSPORT



FOR SALE
£600,000
LEASEHOLD

PENNY LODGE

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2 BEDROOM APARTMENT

£600,000 - LEASEHOLD

IN BRIEF

Penny Lodge is a unique new development of just four luxurious apartments in the prestigious Lakes Estate, close to Grovelands Park and within easy walking distance of the many shops and all amenities. Finished to a very high standard, with a stylish interior and private rear garden terrace.

PROPERTY DESCRIPTION

This boutique development sits on a corner plot is set back behind a wraparound walled communal garden. Each apartment also has its own outdoor space, enhancing the sense of privacy. The two ground floor apartments have garden terraces, whilst the first floor apartment and the penthouse have large balconies. The property entrance, which has a video entryphone and communal hallway, is tucked around the corner on tree-lined Amberley Road.

The traditional façade of this development belies the contemporary style of the apartments within. This is hinted at from the rear elevation, where anthracite picture windows and sliding doors, and covered balconies hint at a Scandi-style simplicity. The apartments have modern open plan layouts and high quality contemporary fixtures and fittings, including modern tilt/slide sash windows, energy efficient gas combi boilers, and underfloor heating. The stylish décor includes engineered wood floors and a subtle monochrome colour scheme with highlights such as blue Shaker-style kitchens with brushed brass metal handles. The kitchen have a suite of integrated Bosch appliances including induction hobs. The bathrooms feature stunning metro tiles, downlighters, and heated towel rails, and contemporary sanitaryware including baths with overhead showers, and wall-hung washbasin consoles and WCs.

COUNCIL TAX BAND: D
ENFIELD COUNCIL

EPC RATING: B

LEASE: 250 years

Service charge: £1,100 p.a
Ground Rent: £150.00 p.a



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PROPERTY DESCRIPTION CONTINUED.....

The ground floor two bedroom apartment is stunning, with a generous 753 square feet of space and a contemporary layout that's ideally suited to modern living.

Located at the front of the property, the apartment is flooded with natural light from two large south-facing windows and full height picture window in the living room. This large open plan space room is zoned into kitchen, dining and lounge areas, and has glazed sliding doors that open onto a paved private garden terrace. Both bedrooms are spacious doubles with attractive feature windows and bespoke fitted wardrobes. The main bedroom windows form part of a turret, whilst the second bedroom has a large, curved bay. The bathroom is a luxurious retreat.

LOCAL LIFE

The development is within easy walking distance of all the amenities in the neighbourhood centres of Southgate, Palmers Green, and Winchmore Hill. Southgate is the nearest, a mere 15-minute walk, five-minute cycle, or three-minute drive.

Transport links are good; Southgate station on the Piccadilly Line and Palmers Green rail station are both just over half a mile away, an easy 15-minute walk, and both have regular direct services into the centre of London. Road links are also good, with the North Circular Road and the A10 just a five-minute drive from the property.

There's great access to green spaces, with Groveland Park a mere five-minute walk, and Broomfield Park a 15-minute walk. These popular award-winning parks offer a variety of facilities, from grassland and woods to sports courts and cafes.

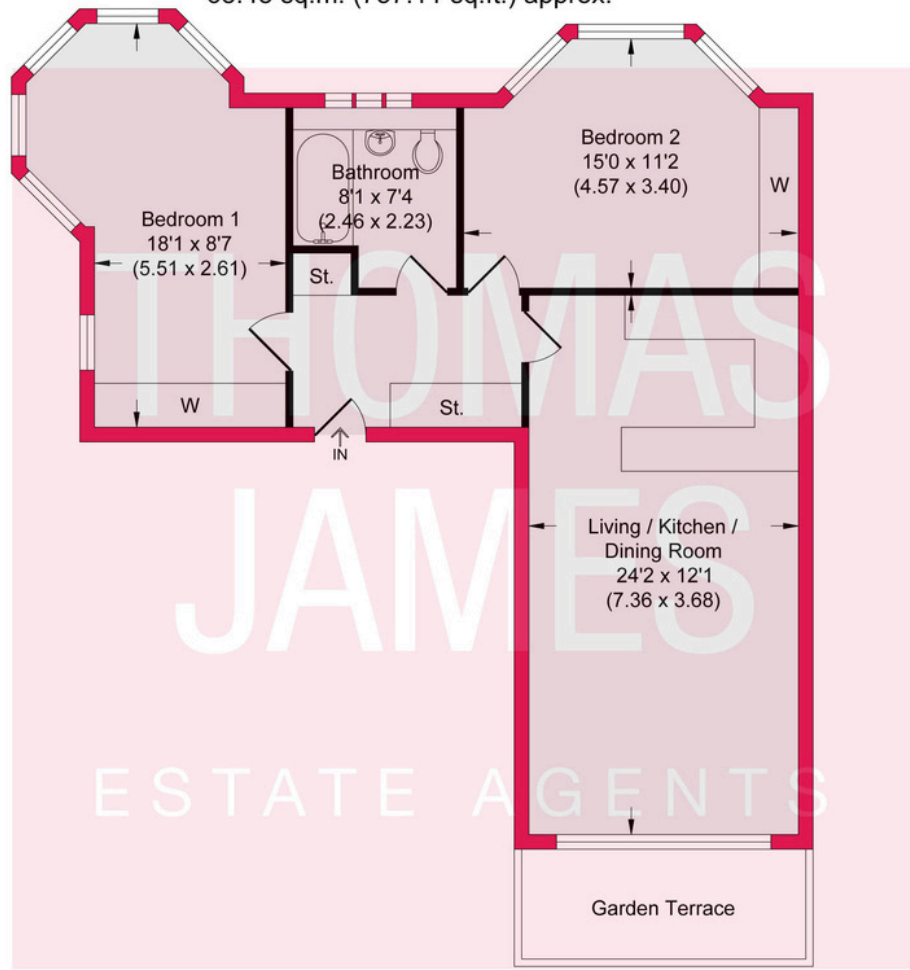
TRANSPORT



TRANSPORT



Flat 1
Ground Floor
68.48 sq.m. (737.11 sq.ft.) approx.



TOTAL FLOOR AREA : 68.48 sq.m. (737.11 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.

Thomas James Estate Agents
t 0208 226 0068
e info@thomasjameskw.com
w thomasjamesestateagents.com



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