



For Sale
Leasehold

Pilgrims Close, Palmers Green N13
Asking price £205,000

A bright & welcoming studio apartment with separate kitchen and bathroom situated on the ground floor of a small well kept block and a stone's throw from Palmers Green Railway Station (Moorgate) and the array of restaurants and shops of the high street. The property has been newly refurbished throughout and appeals to a first time buyer or buy to let investors with an expected rental income of £10,000 per annum. OFFERED CHAIN FREE INTERNAL VIEWING HIGHLY ADVISED. Leasehold - 963 years remaining Service charge - £1700 per annum Ground Rent - £80 per annum

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Ground Rent - £80 per annum

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



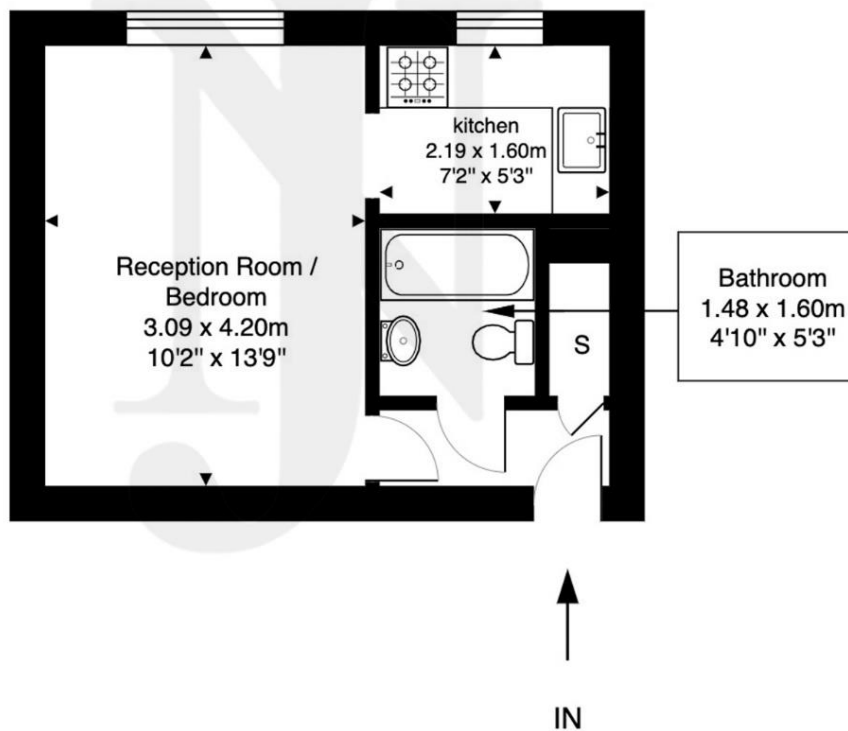
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Pilgrims Close- N13

Approx. Gross Internal Area = 22.9 sq m / 246 sq f



GROUND FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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