



**CORRIB COURT, LONDON, N13**  
**£475,000 SHARE OF FREEHOLD**

**A SUPERB THREE-DOUBLE BEDROOM SPLIT-LEVEL APARTMENT OFFERING A BLEND OF PERIOD CHARM AND MODERN COMFORT, BOASTING 1070 SQ.FT OF FLOOR AREA, LOCATED WITHIN THE DESIRABLE 'LAKES' CONSERVATION AREA.**

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## DESCRIPTION:

A rarely available three-double bedroom split-level apartment, boasting just under 1070 Sq.ft of floor area, situated on the first floor of a converted Grade II listed Edwardian school. The property is situated in the desirable 'Lakes Estate' conservation area, within easy reach of Palmers Green rail station (to Moorgate) and a bus service to Southgate tube station. The popular Broomfield and Grovelands parks are also a short distance away.

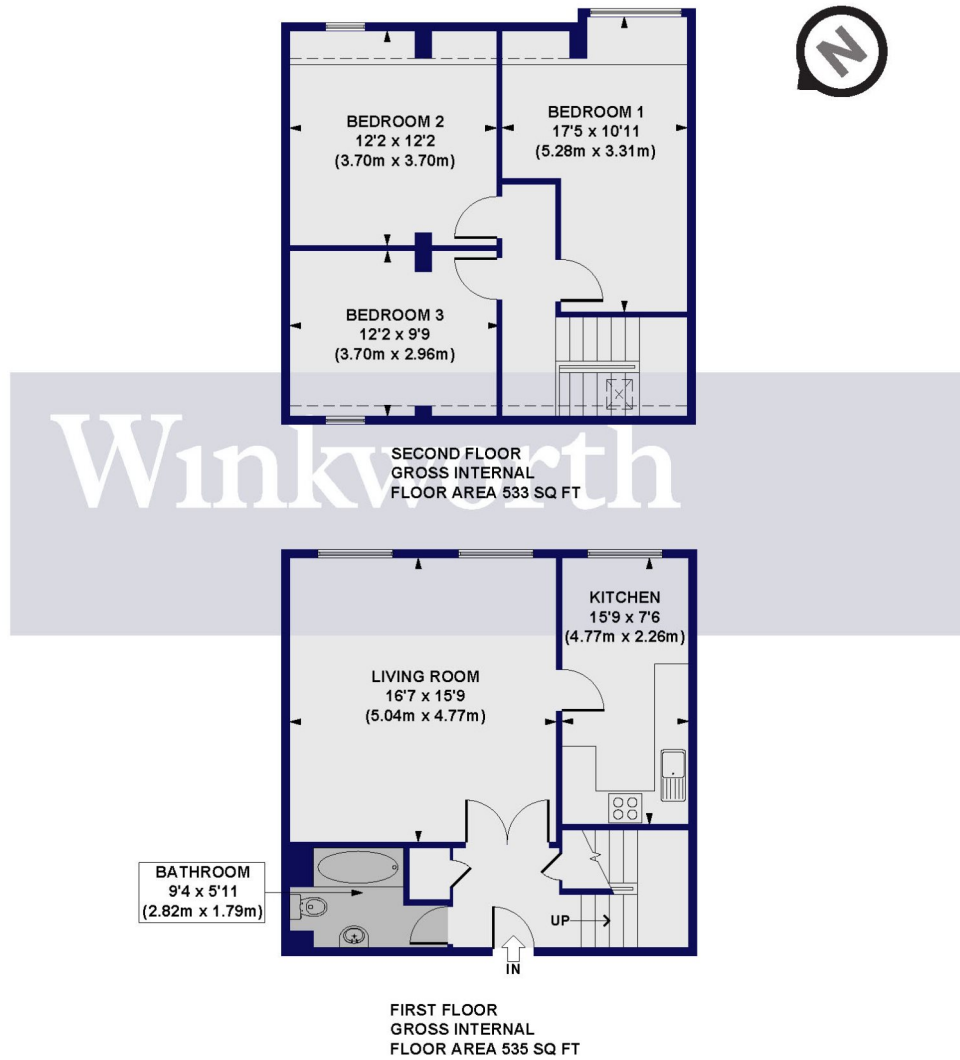
Offered with a share of the freehold, this superb property features an impressive reception room with original parquet flooring and tall east-facing sash windows that draw in the morning sun. There is ample space for a dining table, and a door at one end leads into a spacious eat-in kitchen with contemporary fitted wall and base units. You will also find a modern bathroom with underfloor heating, and useful built-in storage. The generously sized bedrooms are found on the upper floor, with the main bedroom window enjoying far-reaching views of the City, Canary Wharf, and the Olympic Park, particularly stunning during the evenings. Externally, the property boasts well-maintained communal grounds and an allocated parking space set behind secure electronic gates, providing added privacy and security.

- Tenure: Share of Freehold
- Underlying Lease Term: Approximately 88 years remaining (125 years from 25th March 1987)
- Service Charge: Currently £3,144 Per Annum (includes gardening, gate service contract, buildings insurance, and water rates)
- Ground Rent: N/A
- Council Tax: London Borough of Enfield - Band E



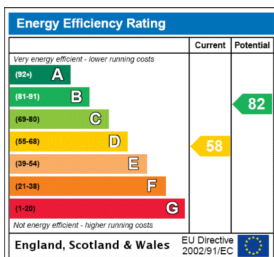


**Corrib Court, Crothall Close, N13**  
 Approx. Gross Internal Floor Area 1068 sq. ft / 99.20 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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