



SHAPLAND WAY, N13
£174,000 LEASEHOLD

STYLISH MODERN APARTMENT WITH BALCONY AND
PARKING IN THE HEART OF PALMERS GREEN,
OFFERED WITH 40% SHARED OWNERSHIP.

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DESCRIPTION:

An excellent opportunity to acquire this beautifully presented 40% Shared Ownership apartment set on the second floor of a modern, purpose-built block constructed in 2015. Ideally located in the heart of Palmers Green, the property is within easy reach of Finsbury Park, as well as Highbury and Islington stations via the overground to Moorgate. Broomfield Park, and a fantastic selection of shops, cafés, and restaurants are just a short walk away. Offered with no onward chain, the property offers over 750 sq.ft of bright, well-proportioned living space, including an open-plan living area with a sleek, fully integrated kitchen and ample room to dine and entertain. Double doors open onto a spacious south-facing balcony, offering stunning views over the New River and towards the city skyline-the perfect spot to unwind. You will also find two double bedrooms-one with a fitted wardrobe, a contemporary bathroom, and generous built-in storage. Further benefits include an allocated parking space, a secure video entry system (linked to TV and phone alerts), double glazing, and gas central heating. We highly recommend an internal viewing to fully appreciate the space and standard of accommodation this beautiful flat offers.

Terms

Anyone wishing to purchase the property must be assessed and approved by Home Group before any sale can be agreed.

Staircasing: The buyer can purchase more shares simultaneously, in 10% minimum tranches, whilst purchasing the property.

Pets not permitted without written consent of the Landlord. If permitted, a revocable pet licence will be required at a cost of £125 plus VAT.

Minimum deposit: 5-10% dependant on lender.

Maximum household income requirement is £80,000/£90,000 - This is based on all members of the household aged 18 or older whether they have a joint application or not.

Applicants that own a property must have a sale agreed on their current property before they can be considered.

Applicants must not currently own a home anywhere in the world unless a court order forces them to remain on the deed of a property where their children reside.

Applicants must be unable to afford to buy a property suitable for their family size on the open market.

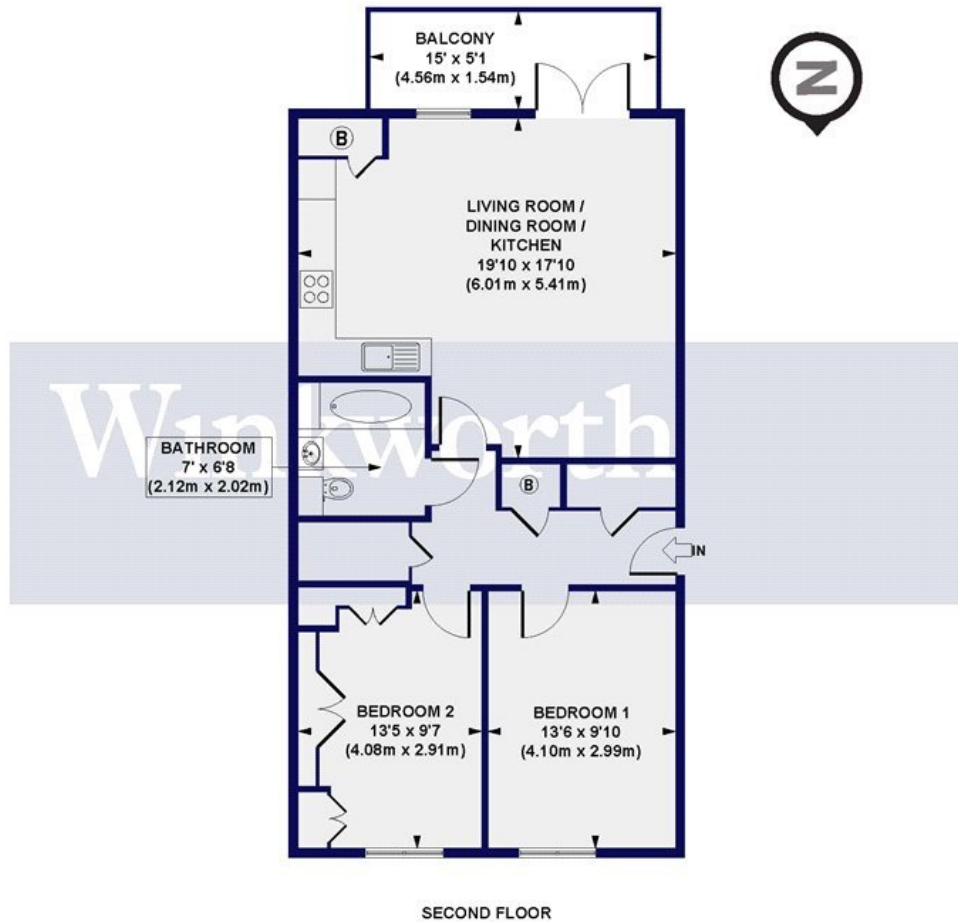
The shared ownership property they are looking to buy must be their principal or only home and they may not sublet all or part of it.

Applicants must be financially able to buy a property and pass a financial assessment and secure a mortgage if applicable.

Applicants who have indefinite leave to remain must be able to demonstrate that they are able to raise a mortgage with an acceptable lender.



Palm Court, Shapland Way, N13
 Approx. Gross Internal Floor Area 752 sq. ft / 69.87 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.

Tenure: Leasehold

Term: 115 year and 9 months

Monthly Charges (from 1st April 2025): Rent - £894.67, Management charge - £18.33, Insurance charge - £36.00, Service charge - £65.00, Reserve fund - £38.82

Council Tax: London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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