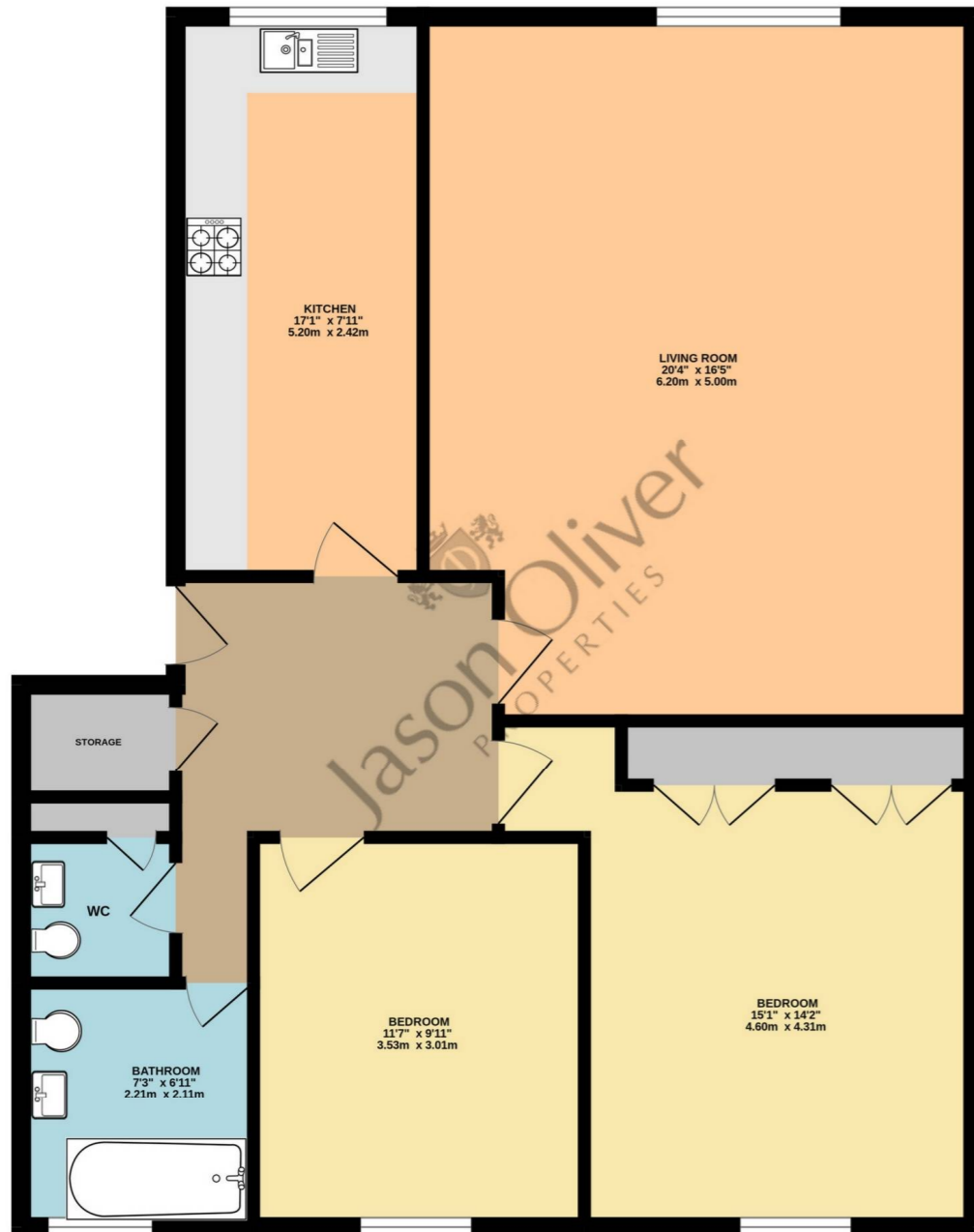
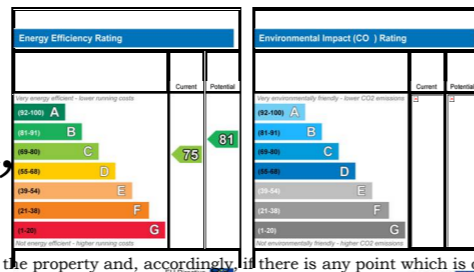


FIRST FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Lucerne Close, Palmers Green,

Lucerne Close, Palmers Green, N13  
**£525,000** Share of Freehold



Lucerne Close, Palmers Green, N13



#CHAIN FREE# This well presented two double bedroom apartment which is situated on the first floor of this purpose built apartment block is situated within close proximity to Southgate (Tube Station) and Palmers Green (British Rail) transport links and all local amenities. The property benefits from two good sized double bedrooms with fitted wardrobes, fitted kitchen, good sized lounge, two W.C's (one family bathroom), garage and communal gardens. The property is offered with garage Share of freehold and is available for viewing now.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, there is no point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view this property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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**LIVING ROOM**  
20'4" x 16'5" (6.20m x 5.00m)

**KITCHEN**  
17'1" x 17'11" (5.21m x 5.46m)

**BEDROOM ONE**  
15'1" x 15'2" (4.60m x 4.62m)

**BEDROOM TWO**  
11'7" x 9'11" (3.53m x 3.02m)

**BATHROOM**  
7'3" x 6'11" (2.21m x 2.11m)

**BATHROOM**

**SERVICE CHARGE**  
£2,389

**GROUND RENT**  
NONE



**BEDROOM ONE**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM TWO**

**GUEST CLOAKROOM**

**BATHROOM**

**HALLWAY**

