



21 Lulworth Court
13 Cannon Hill, London

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An elegant and stylish apartment in a handsome building

Situated in the North London suburb of Southgate. A few benefits, allocated parking for 2 cars, lift, communal gardens and share of freehold. Excellent location for shops, Southgate tube 0.8 miles and Palmers Green overground station 0.5 mile. Chain free



1 RECEPTION



2 BEDROOMS



2 BATHROOMS



RESIDENTS PARKING



COMMUNAL GARDENS



SHARE OF FREEHOLD



TOWN



1053 SQ FT



**GUIDE PRICE
£795,000**



The property

This elegant and stylish apartment is located on the third floor of a popular apartment building in the North London suburb of Southgate, offering over 1,000 square feet of beautifully appointed accommodation. The apartment offers spacious, comfortable living in a handsome period building. The generous 20ft reception room is light and airy with sash windows to the front aspect offering far reaching stunning views, wooden parquet flooring and high ceilings. The large kitchen and dining room offers a wealth of storage with fitted units to base and wall level, integrated appliances and space for a dining table. There is also a useful utility cupboard. There are two well-

presented double bedrooms, both of which have fitted storage. In addition, the principal bedroom has an en suite shower. There is also a further shower room.

Outside

The apartment comes with allocated parking for two cars and visitors' parking. There is a mature, landscaped communal garden which creates a peaceful, pleasant atmosphere around the building.

Location

Lulworth Court lies in a sought-after position known as Southgate Green, a prestigious part of Southgate conservation area conveniently placed for Southgate



tube station (Piccadilly line) and Palmers Green train station (overground trains to Moorgate). The area is also well connected by road, with the A406 just moments away and easy access to the M25.

The area provides a wealth of local amenities on The Green including a post office, chemist, restaurants and supermarket. Nearby there is Marks & Spencer food hall and a variety of speciality shops like the award winning artisan bakery, coffee shops and beauty salons. There are numerous schools in the area, including the outstanding-rated Bowes Primary School, Walker School, Palmers Green High and Salcombe prep. For recreational amenities, Walker Cricket Club, tennis and rugby.



Distances

- Southgate 0.7 miles
- Palmers Green 0.5 miles
- M25 (Jct 24) 5.1 miles
- Central London 8.5 miles

Nearby Stations

- Palmers Green Train Station
- Southgate Underground 0.8 miles
- Arnos Grove 1 mile
- New Southgate Station 1.5 miles
- Oakwood Station 2 miles
- Enfield Town Station 3.9 miles

Key Locations

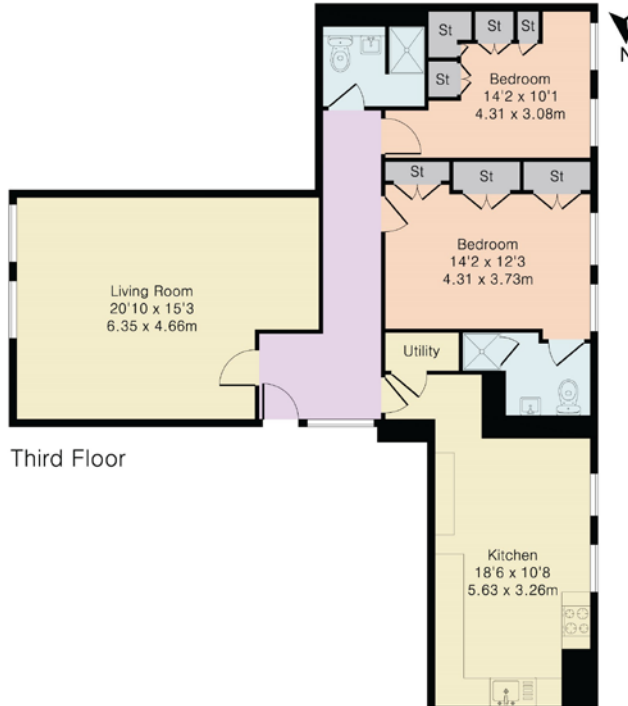
- Trent Park
- Oak Hill Park
- Woodberry Wetlands

Nearby Schools

- Bowes Primary School
- Walker School
- Palmers Green High
- Salcombe Prep



Approximate Gross Internal Area 1053 sq ft - 98 sq m



Floorplans

Internal area 1053 sq ft (98 sq m)

For identification purposes only.

Directions

N14 7DJ ///what3words:pose.cotton.purely - brings you to the driveway

General

Local Authority: Enfield Council

Services: Electricity, gas, private water mains and drainage

Broadband: Mobile and Broadband checker:

Information can be found here <https://checker.ofcom.org.uk/en-gb/g>

Council Tax: Band F EPC Rating: D

Service Charge: £3,048 per annum

Wayleaves and easements: the property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

Cuffley Branch

Sopers House, Cuffley, EN6 4RY

01707 524206

cuffley@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

