

# Lulworth Court, Cannon Hill, London, N14



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# Lulworth Court

A Beautifully Presented Two-Bedroom Apartment in a Sought-After Period Mansion Block.

Located within a prestigious, listed period mansion block, this bright and spacious apartment offers exceptional accommodation throughout. The property features a generously sized reception room with breathtaking views of central London, an impressive kitchen with integrated appliances, and two double bedrooms. The principal suite includes built-in wardrobes and a luxurious en-suite shower room. A further family bathroom completes the interior.

Externally, the property benefits from meticulously maintained communal gardens, lift access, and private parking for two cars.

Situated in the highly desirable Southgate Green conservation area, Cannon Hill is ideally positioned for easy access to Southgate and Arnos Grove tube stations. An excellent selection of restaurants, pubs, and local shops can be found along Southgate Green, enhancing the convenience of this prime location.

The property is offered with a share of the freehold and is chain-free, providing a rare opportunity to acquire a piece of London living in a tranquil yet well-connected setting.







































Parking only for Visitors  
to Flats 1-23  
←

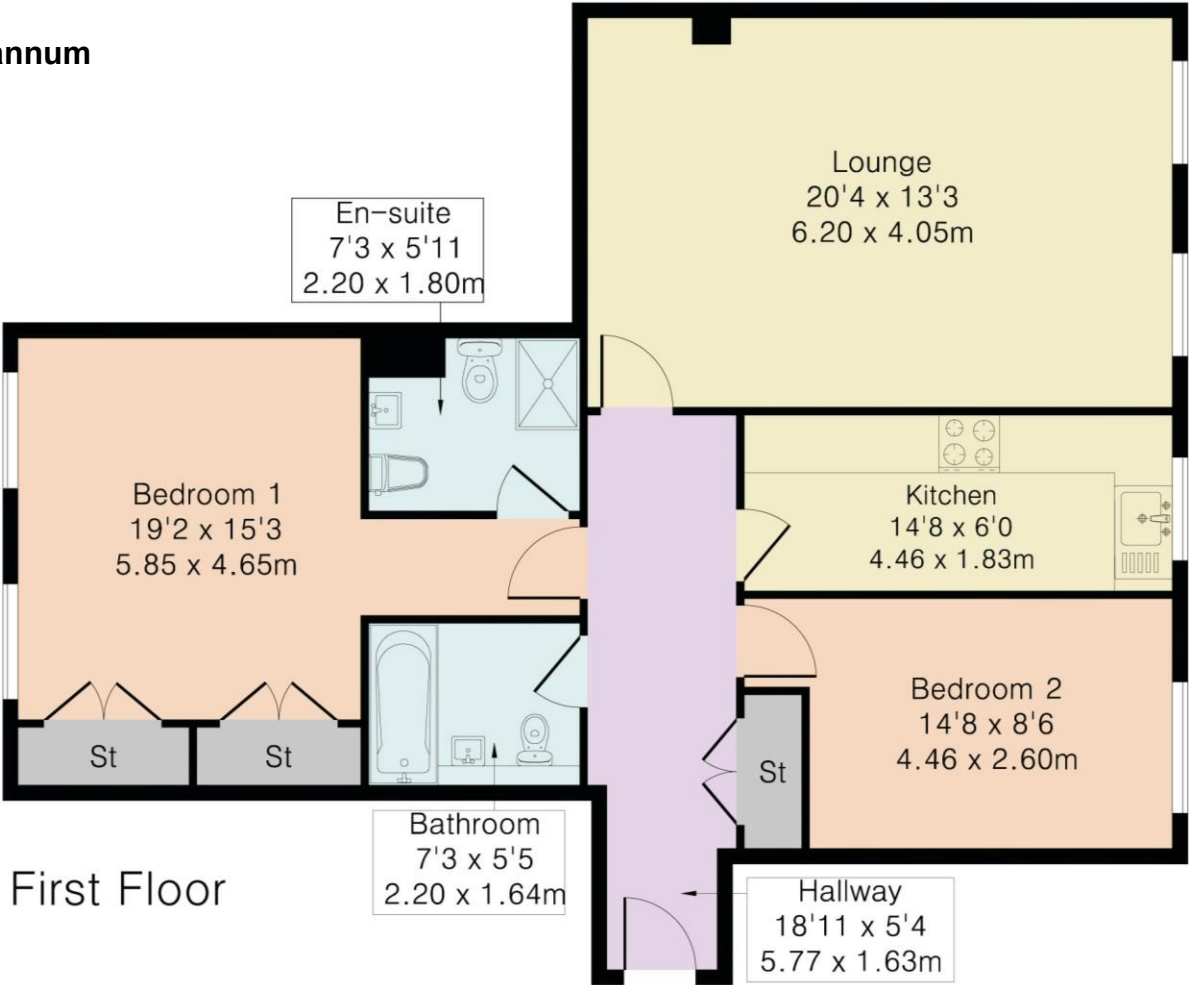
Parking only for  
Residents of  
Flats 1-23

Parking only for Residents  
of Flats 1-23  
→



Council Tax: F  
Local Authority: Enfield  
Tenure: Share of Freehold  
Service Charge: Approximately £2,000 per annum

Approximate Gross Internal Area 878 sq ft - 82 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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