



**ABSOLUTE  
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**The Warehouse Park Road, Southgate  
London N14 6HB**

**Price Guide £475,000**

Absolute Property are pleased to offer this impressive 93sq foot luxury PENTHOUSE apartment with exceptional panoramic views from two roof terraces one being 58ft long and a combined 1003 sq feet of outdoor space. The

Property was a former warehouse converted about 20 years ago and is situated in a cul de sac in the heart of Southgate. The accommodation comprises of two spacious double bedrooms one with en suite, a large lounge/diner all benefiting from direct access to the front terrace. There is a family bathroom and modern kitchen which has its own access to a private morning terrace to the rear of the property. Other Benefits include gated allocated parking, double glazing and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended to avoid disappointment.



# The Warehouse Park Road, Southgate London N14 6HB

## ENTRANCE:

Communal front door into hallway with stairs and lift to:

## TOP FLOOR LANDING:

Front door opening to hallway with ceiling spot lights, doors to lounge/diner, kitchen/breakfast room, family bathroom, bedroom one, bedroom two, radiator, and video entry phone system.

## LOUNGE/DINER:

18'6 x 15'11 ( 5.64m x 4.85m)

Ceiling spot lights, radiator, TV socket, four upvc double glazed windows to side aspect, two upvc double glazed double doors opening to front roof terrace, upvc double glazed double doors opening to rear morning/sun terrace.

## KITCHEN/BREAKFAST ROOM:

16 x 8.1 (4.88m x 2.44m.0.30m)

Ceiling spot lights, radiator, range of eye and base level units, built in oven gas hob and extractor, plumbing for washing machine and dishwasher, one and quarter bowl stainless steel sink drainer unit with mixer taps, upvc double glazed window to rear aspect, upvc double glazed double doors opening to rear morning/sun terrace.

## BEDROOM ONE:

19'4 x 13'1 (5.89m x 3.99m)

Ceiling spot lights, radiator, fitted wardrobes, built in shelving unit, upvc double glazed window to front aspect, upvc double glazed double doors opening to 58ft roof terrace.

## BEDROOM TWO:

14'3 x 8'1 (4.34m x 2.46m)

Fitted wardrobes draw unit and over head cupboards, ceiling spot lights, upvc double glazed window to front aspect, upvc double glazed double doors opening onto 58ft roof terrace, open door way to:

## EN SUITE:

Three piece suite comprising of low flush wc, hand wash basin, shower cubicle, heated towel rail, ceiling spot lights, and extractor fan.

## BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, heated towel rail, ceiling spot lights, extractor fan.

## FRONT TERRACE:

(approx 58ft long) ( approx 17.68mft long))

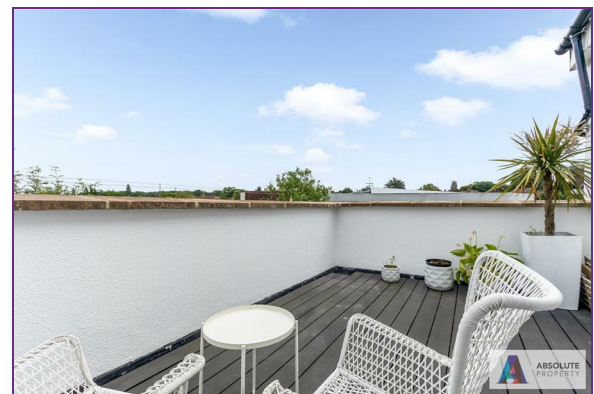
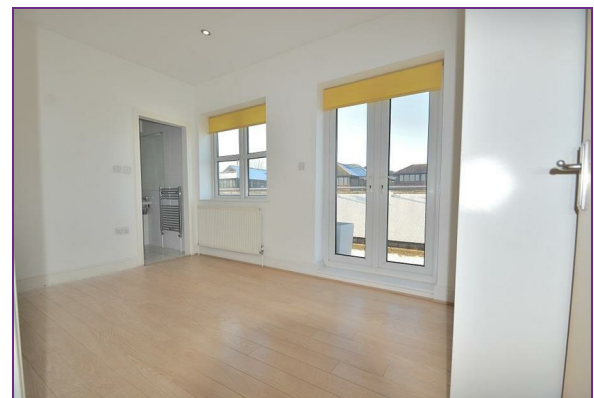
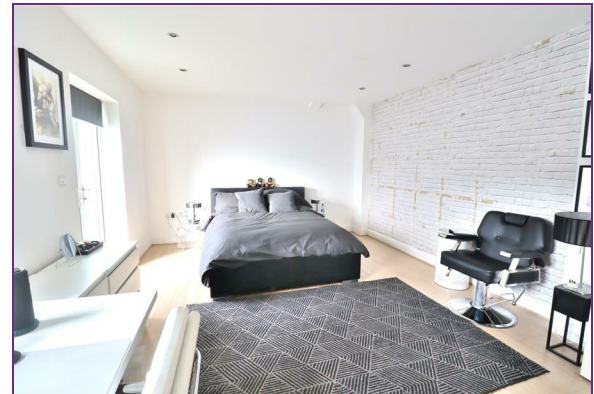
Composite decking, outside lighting with far reaching panoramic views.

## REAR TERRACE:

Composite decking with far reaching views.

Service Charge £3779.19 Per annum

Ground Rent £384.89 per annum



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95).