



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📞 020 8882 8155

✉ info@absolutepropertyagents.com

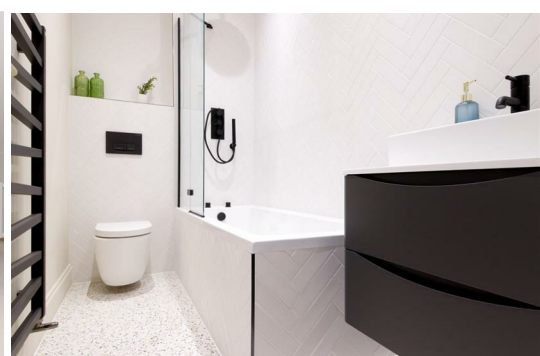
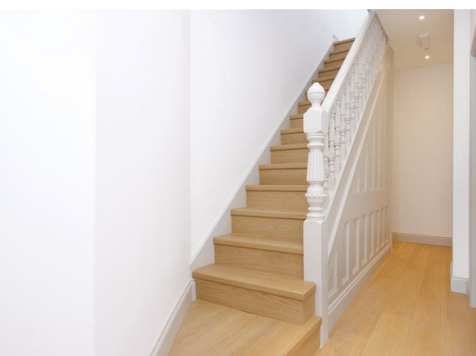
🌐 www.absolutepropertyagents.com



**77 Selborne Road, London
N14 7DE**

Price Guide £495,000

Absolute Property are delighted to offer this two bedroom first floor split level newly refurbished converted apartment situated on one of Southgate's premier roads. This flat has been finished to a high standard throughout. Benefits include Luxury fully integrated kitchen with Quartz worktops, separate living room with double height ceiling. Family bathroom in addition to the ensuite which is accessed via a mezzanine bedroom and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended to avoid disappointment.



**77 Selborne Road, London
N14 7DE**

ACCOMODATION COMPRISES:

Entrance Hall|Kitchen|Two Living Room|Two Bedrooms|Family Bathroom|En suite|Off Street Parking|Rear Garden|

SELBORNE ROAD:

This apartment is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There is a mezzanine bedroom with its own en suite to the upper floor. Downstairs the natural light main reception faces the rear and is off a fully integrated luxury kitchen with quartz worktops. In addition to will find a family bathroom off the hallway and the second bedroom faces the front aspect.

OUTSIDE:

There is a paved patio with rest mainly laid to lawn providing a secluded setting accessed via a side pathway.

LOCATION:

The immediate location and road is one of the best in N14, situated directly off of Cannon Hill on the much sought after Lakes Estate, you are fortunate to be surrounded by excellent shops, restaurants, bars, primary and secondary schools and public transport, all within a short, peaceful walk or drive.

ENTRANCE:

Front door opening to:

HALLWAY:

Doors to bedroom two, bathroom, kitchen, stairs to second floor landing, understairs storage cupboard, wood laminate flooring, Victorian style radiator, ceiling spot lights.

BEDROOM TWO:

Upvc double glazed sash bay window to front aspect, Victorian style radiator.

BATHROOM:

Comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower unit, heated towel rail, ceiling spot lights, extractor fan.

KITCHEN:

Range of eye and base level units with Quartz worktops, built in oven, hob and extractor, integrated fridge freezer and dishwasher, sink unit with mixer taps, Victorian style radiator, double glazed window to rear aspect., open doorway into living room.

LIVING ROOM:

Double height ceiling with ceiling spot lights, velux window, addition double glazed window to rear aspect, Victorian style radiator.

SECOND FLOOR LANDING:

Mezzanine main bedroom with ceiling spot lights, velux window to front aspect, double glazed window to front aspect, Victorian style radiator door to en suite.

WET ROOM/EN SUITE:

Comprising of low flush wc, walk in shower, heated towel rail, Velux window to front aspect.

REAR GARDEN:

Accessed via a side pathway, mainly laid to lawn.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	78	78	78

For more information on energy ratings visit: www.gov.uk/government/organisations/energy-efficiency-rating
 For more information on environmental impact ratings visit: www.gov.uk/government/organisations/environmental-impact-rating