



ABSOLUTE
PROPERTY

**Flat 6, 50, Oak Lodge Eversley Park Road
London, N21 1JL**

£440,000



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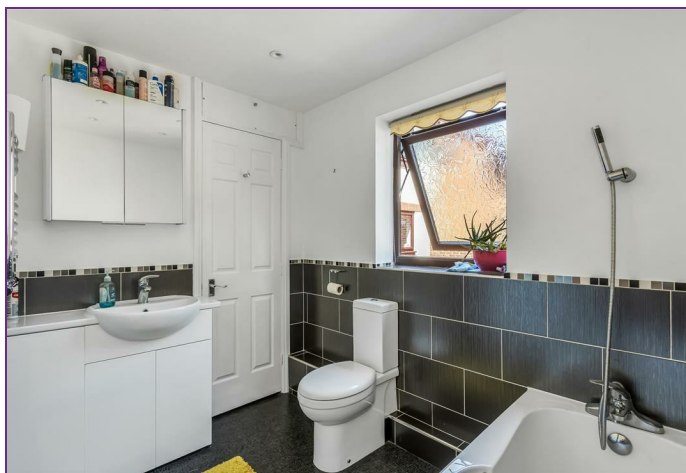
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Absolute Property are pleased to offer this spacious two bed top top floor apartment located for easy access to outstanding local primary and secondary schools, close to Oakwood Park and 0.8 miles to Grange Park railway station. Benefits include lounge/diner with vaulted ceilings, en suite, modern kitchen, garage, allocated parking and communal gardens. Viewing is highly recommended to avoid disappointment.



ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge/diner, kitchen, bedroom one, bedroom two, bathroom, radiator, entry phone system.

KITCHEN:

Range of eye and base level units, built in oven, gas hob and extractor, plumbing for washing machine, integrated fridge freezer, stainless steel sink drainer unit with mixer taps, two upvc double glazed windows to side aspect, radiator.

LOUNGE/DINER:

Dual aspect upvc double glazed floor to ceiling windows to both aspects over looking communal gardens, tv socket, radiator. vaulted ceilings.

BEDROOM ONE:

Upvc double glazed window to side aspect, radiator, door to en suite.

EN SUITE:

Comprising of low flush wc, pedestal hand wash basin with mixer taps, shower cubicle, heated towel rail, upvc double glazed frosted window to side aspect, ceiling spot lights.

BEDROOM TWO:

Radiator, upvc double glazed window to side aspect.

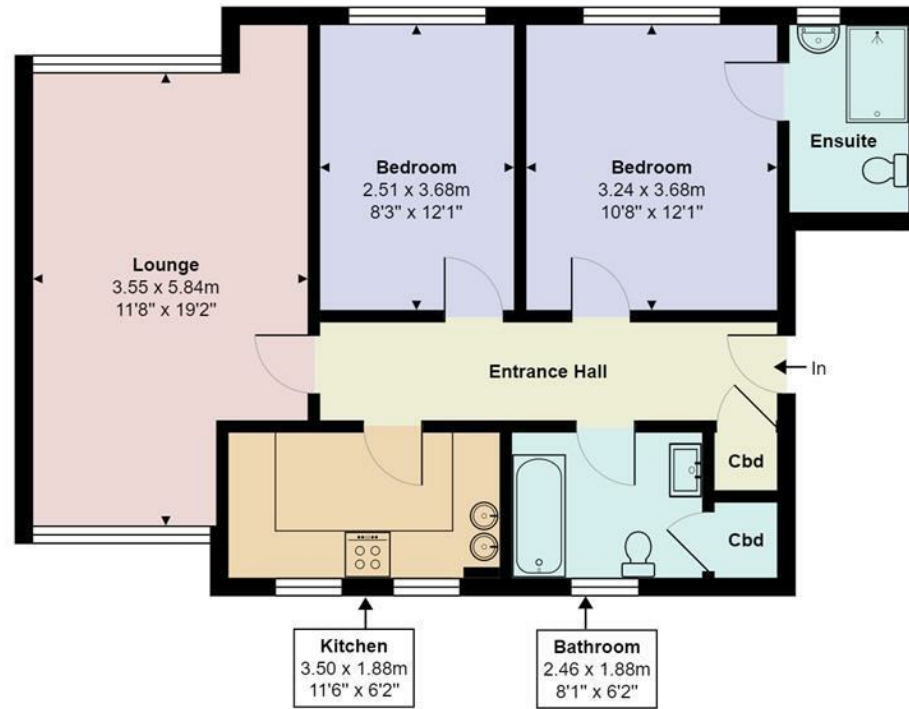
REAR ASPECT:

Garage in block and one allocated parking space.

Communal gardens mainly laid to lawn with various shrub borders and flower beds.







Oak Lodge, Eversley Park Road, Southgate, N21 1JL

Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A			105-120	A		
81-104	B			81-104	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
<small>Most energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		75	75	<small>Most environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	