



**ABSOLUTE**  
PROPERTY

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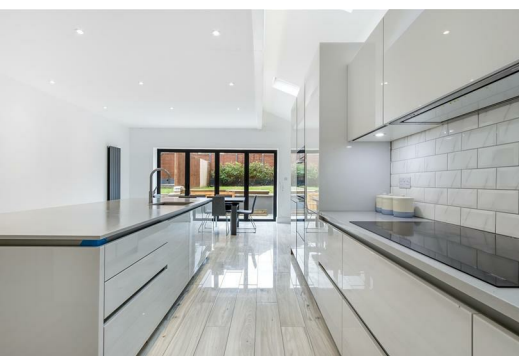
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**85a Nursery Road, London**  
**N14 5QG**  
**£735,000**

Absolute Property are pleased to offer this three bedroom end of terrace new build house. This property has been finished to a high standard throughout. Situated in Southgate, within minutes' walk of Southgate station, local shops and restaurants. Benefits include 26ft Kitchen/Diner, Utility Room, Guest Wc, Lounge/Diner, Off street parking and comes with the added advantage of being offered chain free. Viewing is highly recommended to appreciate the size of this property internally.



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**ENTRANCE:**

Front door opening to:

**LOUNGE/DINER:**

26,10 X 16'1

Upvc double glazed bay window to front aspect, ceiling spot lights, wood laminate flooring, tv socket, two radiators, stairs to 1st floor landing, door to utility room, double doors opening to kitchen/diner.

**UTILITY ROOM:**

Plumbing for washing machine, storage cupboards, door to guest wc.

**GUEST WC:**

Low flush wc, hand wash basin with mixer taps, extractor fan, sky light window, upvc double glazed frosted window to side aspect.

**KITCHEN/DINER:**

24'9 X 15,10

Ceiling spot lights, range of eye and base level units with under unit lighting and Quartz work tops, integrated dishwasher, built in miele double oven, hob and extractor, breakfast island with sink unit with mixer taps, two radiators, two velux windows, bi fold doors opening to rear garden.

**First floor landing:**

Ceiling spot lights, radiator, and doors to bedroom one, bedroom two, bedroom three, family bathroom.

**BEDROOM ONE:**

16'11 X 11'1

Ceiling spot lights, radiator, tv socket, double glazed window to rear aspect.

**BEDROOM TWO:**

16 X 9'1

Ceiling spot lights, tv socket, radiator, upvc double glazed window to rear aspect.

**FAMILY BATHROOM:**

Four piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower attachment, shower cubicle, extractor fan, ceiling spot lights, two upvc double glazed windows to side aspect, heated towel rail.

**BEDROOM THREE:**

15'7 X 7'6

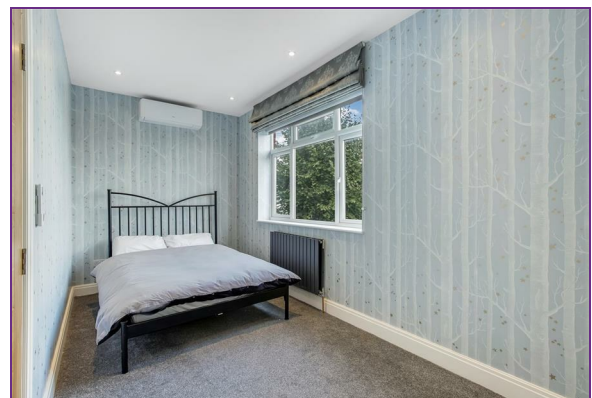
Ceiling spot lights, radiator, upvc double glazed window to front aspect.

**FRONT ASPECT:**

Paved driveway, side path leading to rear garden.

**REAR GARDEN:**

Paved patio with steps up to rest mainly laid to lawn, outside tap, outside lighting, side pathway leading to the front of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-120 kWh/m <sup>2</sup> /year (space heating only)	A	100-120 g/m <sup>2</sup> /year (CO <sub>2</sub> space heating only)	A
120-135 kWh/m <sup>2</sup> /year	B	120-145 g/m <sup>2</sup> /year	B
135-150 kWh/m <sup>2</sup> /year	C	145-170 g/m <sup>2</sup> /year	C
150-180 kWh/m <sup>2</sup> /year	D	170-200 g/m <sup>2</sup> /year	D
180-220 kWh/m <sup>2</sup> /year	E	200-250 g/m <sup>2</sup> /year	E
220-255 kWh/m <sup>2</sup> /year	F	250-300 g/m <sup>2</sup> /year	F
255-300 kWh/m <sup>2</sup> /year	G	300-350 g/m <sup>2</sup> /year	G

For energy efficient - higher ratings only  
England & Wales EPC Director 2020/01/01

For environmental friendly - higher CO<sub>2</sub> ratings only  
England & Wales EPC Director 2020/01/01