



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



The Warehouse 7 Park Road, London N14 6HB

Offers In The Region Of £259,000

Discover a surprisingly spacious, light and airy studio flat. Benefitting from redecoration throughout, this home also offers a warm and generous living/bedroom space ideal for those seeking convenience and comfort.

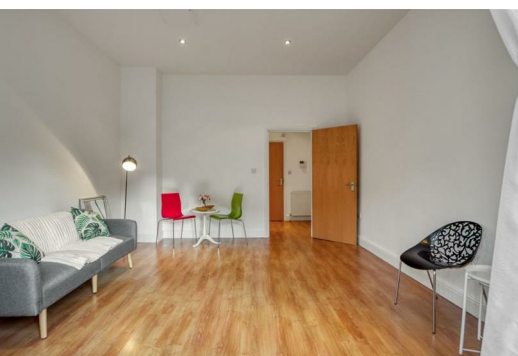
Spanning 373 sq.ft, this home boasts three metre high ceilings in the living/bedroom and French doors leading out onto the private patio/terrace.

A well-appointed recently refurbished kitchen, a contemporary three-piece bathroom suite and a spacious hallway designed for wheelchair users in mind.

Additional benefits include double glazing, gas central heating and intercom, all within a secure purpose-built block in a quiet cul-de-sac.

This home comes with a long lease of 105 years remaining.

Originally converted from a warehouse around 20 years ago, this flat is conveniently situated within walking distance of Southgate Tube Station, Southgate Leisure Centre, a private gym, and popular shops including Marks & Spencer Foodhall. Enjoy the nearby restaurants on the high street, or take a stroll to Grovelands Park. The great location of this flat also affords easy access to the M25.



**The Warehouse 7 Park Road, London
N14 6HB**

ENTRANCE:

Front door opening to

HALLWAY:

Doors to lounge/sleeping area, kitchen and bathroom. 1 x radiator, entry phone system, wooden laminate flooring

KITCHEN/BREAKFAST ROOM:

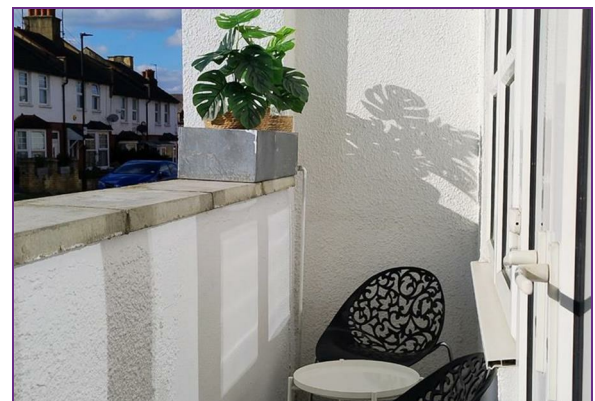
Range of eye and base level units, built in oven, hob and extractor,
plumbing for washing machine and dish washer, tiled flooring, 1 ¼ bowl
stainless steel sink/drain unit with mixer taps

LOUNGE/SLEEPING AREA:

Ceiling spot lights, wooden laminate flooring, 1 x radiator, TV socket, UPVC double glazed window, double doors opening to front balcony

BATHROOM:

Low level flush WC, hand/wash basin with mixer taps, bath with shower attachment, extractor fan, tiled flooring



Energy Efficiency Rating

Rating	Current	Target
Very energy efficient (lowest carbon costs)	10 (40%)	10 (40%)
A	10 (40%)	10 (40%)
B	10 (40%)	10 (40%)
C	10 (40%)	10 (40%)
D	10 (40%)	10 (40%)
E	10 (40%)	10 (40%)
F	10 (40%)	10 (40%)
G	10 (40%)	10 (40%)

Environmental Impact (CO₂) Rating

Rating	Current	Target
Very environmentally friendly (lowest CO ₂ emissions)	10 (40%)	10 (40%)
A	10 (40%)	10 (40%)
B	10 (40%)	10 (40%)
C	10 (40%)	10 (40%)
D	10 (40%)	10 (40%)
E	10 (40%)	10 (40%)
F	10 (40%)	10 (40%)
G	10 (40%)	10 (40%)