



ABSOLUTE
PROPERTY

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**85 Nursery Road, London
N14 5QG**

Price Guide £700,000

Absolute Property Agents are proud to present this three storey Four/ Five bedroom terraced house situated in the Heart of Southgate, which has been done to a high standard throughout. The ground floor consists of an open plan kitchen dining room area, two reception rooms, and a guest WC with built in storage. The first floor hallway opens up to a family 4-piece suite, three well proportioned bedrooms and an office or study area towards the rear of the house. The second floor is comprised of the main bedroom which has direct access to an ensuite shower room.

Benefits include; two reception rooms, Kitchen diner, gas central heating, double glazed windows and a combination of ways natural light finds its way in. This is including Velux Windows, lantern roofs and sky lights. A generous amounts of built in storage and plenty of natural lighting. A South West facing garden – The kitchen has an intergrated; dishwasher, oven & hob, fridge & freezer and the plumbing for a washing machine.



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Entrance Hallway

Entrance Via main front door leading into the hallway – Stairs to first floor landing – Doors into Reception One & Reception Two – Entrance to Kitchen Lounge Area – Guest WC

Kitchen/ Dining Room

9.8m x 4.510m (Going into 2.694m)
Double Glazed UPVC Window to the rear aspect, Double Glazed Lantern Roof, Combination of Wood Laminate Flooring & Porcelin Tiles, Ceiling Spotlights, TV Socket

Kitchen

Comprised of a range of Eye and Base Level Units, Granite Work tops, Built-in Oven, Hob, and Extractor. Plumbing for Washing Machine, Integrated; Dishwasher and Fridge Freezer. Stainless Steel Sink with Mixer Taps, Tiled Back Splash
UPVC Double Glazed Doors to Rear Aspect – Opening onto the Garden

Reception Room One

4.210m x 3.584m
UPVC Double Glazed Window to front aspect, Ceiling Spotlights, Radiator

Reception Room Two

3.760m x 2.987m
Ceiling Spotlights, Sky Light Window

Guest WC

Comprised of a Low Flush WC, Vanity Unit & Wash Basin with Mixer Taps, Extractor Fan

First Floor Landing

Doors to Bedroom Two, Three, Four & the Family Bathroom, Wooden Laminate Flooring, Stairs to Second Floor.

Bedroom Two

5.695m x 2.866m
Ceiling Spotlights, UPVC Double Glazed Window to side aspect, TV Socket, Radiator, Door to Walk in Wardrobe/ Study – 3.737m x 2.702m – Two Velux Windows to side aspect, UPVC Double Glazed Window to Rear aspect, Ceiling Spotlights, Radiator

Bedroom Three

3.747m x 3.017m
Ceiling Spotlights, UPVC Double Glazed Window to Rear aspect, TV Socket, Radiator

Bedroom Four

3.529m x 3.010m
Ceiling Spotlights, UPVC Double Glazed Window to front aspect, TV Socket, Radiator

Family Bathroom

Comprised of 4-Piece suite including, Low Flush WC, Vanity Unit, Hand Wash Basin with Mixer Taps, Seperate Shower Cubicle, Bath with handheld Fittings, Extractor Fan, Heated Towel Rail, Floor to Ceiling Tiles, Ceiling Spotlights

Second Floor Landing

UPVC Double Glazed Window to Rear aspect – Door to Main Bedroom

Bedroom One

5.796m x 3.699m
Ceiling Spotlights, Three Velux Windows to front aspect, UPVC Double Glazed Window to rear aspect, Radiator, TV Socket, Storage to Eves. Door to Ensuite – Comprised of a Shower Cubicle, Low Flush WC, Wash Basin with Mixer Taps, Tiled floor to ceiling, Extractor Fan

Front Aspect

Paved Driveway

Rear Garden

Paved Patio with steps up to raised lawn area



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Pass	Current	Target	Pass
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
100-120 kWh/m ² (A)	120-140 kWh/m ² (B)	140-160 kWh/m ² (C)	100-120 g/m ² (A)	120-140 g/m ² (B)	140-160 g/m ² (C)
120-140 kWh/m ² (B)	140-160 kWh/m ² (C)	160-180 kWh/m ² (D)	120-140 g/m ² (B)	140-160 g/m ² (C)	160-180 g/m ² (D)
140-160 kWh/m ² (C)	160-180 kWh/m ² (D)	180-200 kWh/m ² (E)	140-160 g/m ² (C)	160-180 g/m ² (D)	180-200 g/m ² (E)
160-180 kWh/m ² (D)	180-200 kWh/m ² (E)	200-220 kWh/m ² (F)	160-180 g/m ² (D)	180-200 g/m ² (E)	200-220 g/m ² (F)
180-200 kWh/m ² (E)	200-220 kWh/m ² (F)	220-240 kWh/m ² (G)	180-200 g/m ² (E)	200-220 g/m ² (F)	220-240 g/m ² (G)
200-220 kWh/m ² (F)	220-240 kWh/m ² (G)	240-260 kWh/m ² (H)	200-220 g/m ² (F)	220-240 g/m ² (G)	240-260 g/m ² (H)
220-240 kWh/m ² (G)	240-260 kWh/m ² (H)	260-280 kWh/m ² (I)	220-240 g/m ² (G)	240-260 g/m ² (H)	260-280 g/m ² (I)
240-260 kWh/m ² (H)	260-280 kWh/m ² (I)	280-300 kWh/m ² (J)	240-260 g/m ² (H)	260-280 g/m ² (I)	280-300 g/m ² (J)
260-280 kWh/m ² (I)	280-300 kWh/m ² (J)	300-320 kWh/m ² (K)	260-280 g/m ² (I)	280-300 g/m ² (J)	300-320 g/m ² (K)
280-300 kWh/m ² (J)	300-320 kWh/m ² (K)	320-340 kWh/m ² (L)	280-300 g/m ² (J)	300-320 g/m ² (K)	320-340 g/m ² (L)
300-320 kWh/m ² (K)	320-340 kWh/m ² (L)	340-360 kWh/m ² (M)	300-320 g/m ² (K)	320-340 g/m ² (L)	340-360 g/m ² (M)
320-340 kWh/m ² (L)	340-360 kWh/m ² (M)	360-380 kWh/m ² (N)	320-340 g/m ² (L)	340-360 g/m ² (M)	360-380 g/m ² (N)
340-360 kWh/m ² (M)	360-380 kWh/m ² (N)	380-400 kWh/m ² (O)	340-360 g/m ² (M)	360-380 g/m ² (N)	380-400 g/m ² (O)
360-380 kWh/m ² (N)	380-400 kWh/m ² (O)	400-420 kWh/m ² (P)	360-380 g/m ² (N)	380-400 g/m ² (O)	400-420 g/m ² (P)
380-400 kWh/m ² (O)	400-420 kWh/m ² (P)	420-440 kWh/m ² (Q)	380-400 g/m ² (O)	400-420 g/m ² (P)	420-440 g/m ² (Q)
400-420 kWh/m ² (P)	420-440 kWh/m ² (Q)	440-460 kWh/m ² (R)	400-420 g/m ² (P)	420-440 g/m ² (Q)	440-460 g/m ² (R)
420-440 kWh/m ² (Q)	440-460 kWh/m ² (R)	460-480 kWh/m ² (S)	420-440 g/m ² (Q)	440-460 g/m ² (R)	460-480 g/m ² (S)
440-460 kWh/m ² (R)	460-480 kWh/m ² (S)	480-500 kWh/m ² (T)	440-460 g/m ² (R)	460-480 g/m ² (S)	480-500 g/m ² (T)
460-480 kWh/m ² (S)	480-500 kWh/m ² (T)	500-520 kWh/m ² (U)	460-480 g/m ² (S)	480-500 g/m ² (T)	500-520 g/m ² (U)
480-500 kWh/m ² (T)	500-520 kWh/m ² (U)	520-540 kWh/m ² (V)	480-500 g/m ² (T)	500-520 g/m ² (U)	520-540 g/m ² (V)
500-520 kWh/m ² (U)	520-540 kWh/m ² (V)	540-560 kWh/m ² (W)	500-520 g/m ² (U)	520-540 g/m ² (V)	540-560 g/m ² (W)
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