



Telford Road, New Southgate, London, N11  
Chain Free £540,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS



# Telford Road, New Southgate, London, N11

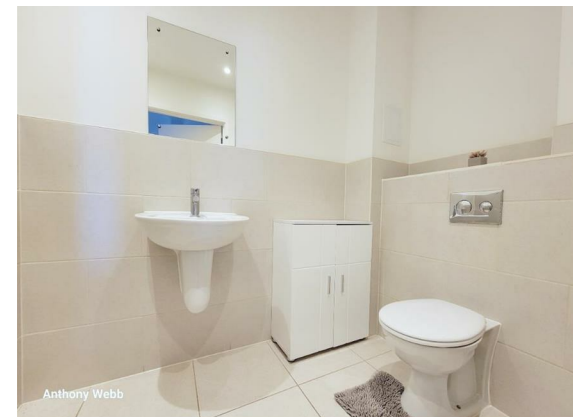
A spacious chain free modern end of terrace three double bedroom split level maisonette with own front door, parking space, front garden and rear patio terrace occupying the ground and first floors of this 2017 built development.

The property is located on Bowes Road and has fantastic road links into London and beyond and is a few minutes walk to Arnos Grove shops and tube station (Piccadilly Line).

Paved front garden to own front door and side access • Spacious hallway with laminate floor and stairs to first floor • Ground floor w.c • Living room with laminate floor • Spacious modern fitted kitchen with laminate floor and doors to rear patio terrace • Utility room • First floor landing with storage cupboard • Main double bedroom with walk in wardrobe • Two further double bedrooms • Modern bathroom • Gas central heating • Double glazing • B rated EPC • Allocated parking space • Rear paved patio terrace with side access.

Enfield council band D  
Remaining lease-117 years  
Ground rent-£225 p.a  
Service charges-£795.36 p.a

- Three double bedrooms
- End of terrace maisonette
- Living room
- Kitchen/diner
- Utility room+ground floor w.c
- Modern bathroom
- Parking space
- Patio terrace

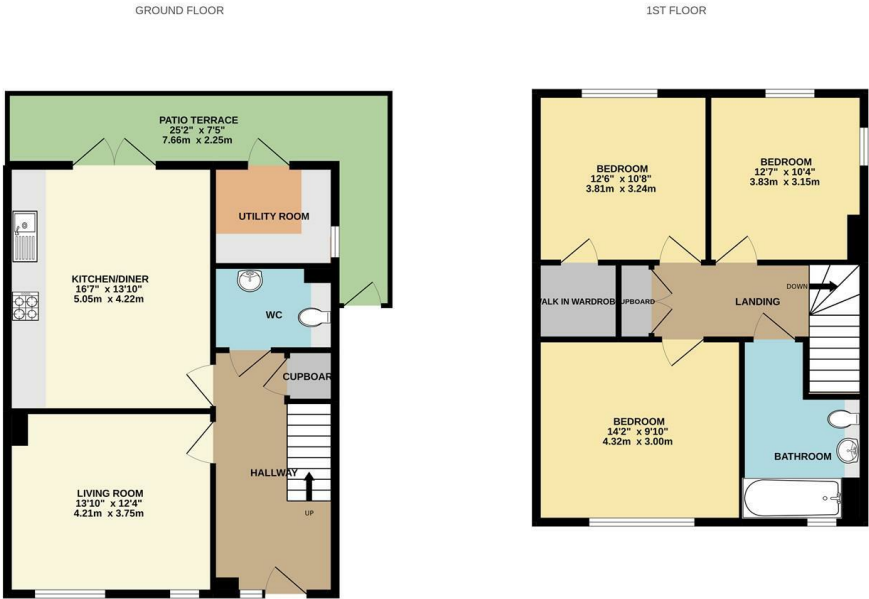
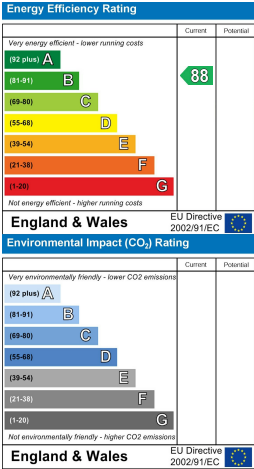






Telford Road  
New Southgate  
London  
N11 2RA

Tenure: Leasehold  
Gross Internal Area: 1259.39 sq ft



TOTAL FLOOR AREA: 1259sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplan 6/2022

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