



## WINDSOR COURT, SOUTHGATE, LONDON, N14

Welcome to Windsor Court, a collection of modern purpose built blocks with meticulous communal gardens. This property boasts 2 spacious bedrooms and 2 modern bathrooms, offering a comfortable & luxurious living space spanning 800sqft. The long lease is 984 years.

As you step into this first-floor flat, you immediately appreciate the expense that the current vendors have brought this to and it offers a bright and airy atmosphere that is larger than your average London flat. The spacious reception room features laminate flooring and double glazed sliding doors that lead out to a charming balcony, perfect for enjoying your morning coffee or evening sunsets.

One of the highlights of this property is its attractive outlook over the immaculate communal gardens, providing a peaceful and serene view right from your own home. The well-fitted kitchen comes equipped with integrated appliances, ideal for whipping up delicious meals, while the modern bathroom adds a touch of luxury to your daily routine.

Conveniently located within walking distance to all of Southgate's local amenities, including good schools for all ages such as Osidge, this flat offers both comfort and convenience for you and your family. Don't miss the opportunity to make this beautiful flat your new home in London.



### ACCOMMODATION

\* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* SPACIOUS RECEPTION ROOM WITH BALCONY \* 2 DOUBLE BEDROOMS \* 2 BATHROOMS - 1 BEING EN SUITE \* LUXURY FITTED KITCHEN \* IMMACULATE COMMUNAL GARDENS \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, BALCONY, LAMINATE FLOORING \*

**PRICE: £489,000 LEASEHOLD**

**SPACIOUS RECEPTION ROOM: 16'6 x 14'9 (5.03m x 4.50m)**

**Large Enough for Settees & a Dining Table, Laminate Flooring, Vertical Radiator, Double Glazed Sliding Patio Doors to BALCONY Which is Overlooking the Communal Gardens.**



**LUXURY FITTED KITCHEN: 10'2 x 7'7 (3.10m x 2.31m)**

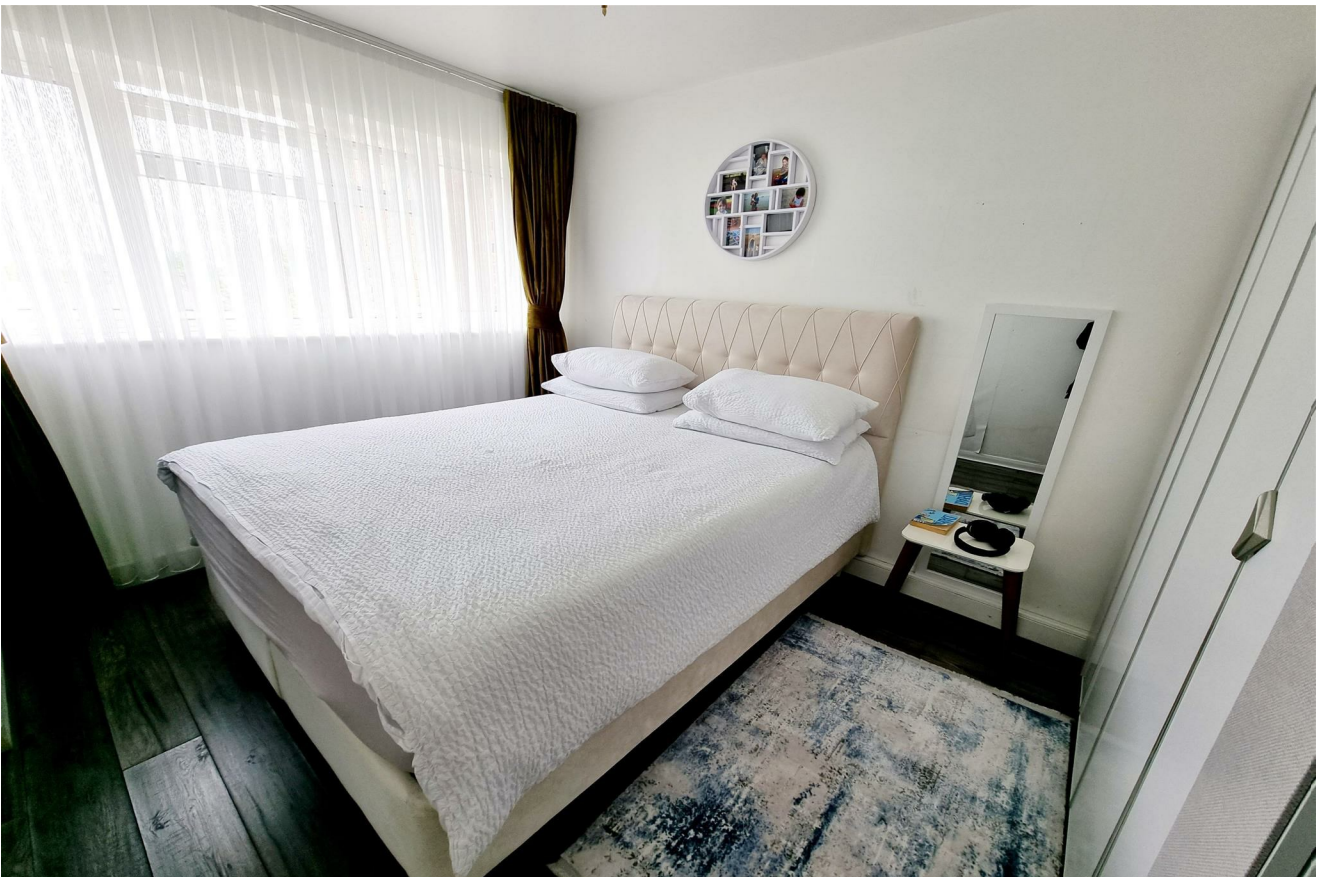
**Well Planned & Fitted with Ample Floor & Wall Units, Integrated Appliances, Gas Hob & Eye Level Double Oven. Plumbed for Washing Machine. Double Glazed Window.**



**BEDROOM 1: 15'11 x 11'7 (4.85m x 3.53m)**  
**Fitted Wardrobes, Double Glazed Window.**



**BEDROOM 2: 11'7 x 8'6 (3.53m x 2.59m)**  
**Double Glazed Window to Rear with Outlook over Further Communal Gardens.**



**FULLY TILED EN SUITE SHOWER ROOM:**



**FULLY TILED FAMILY BATHROOM: 8'2 x 6'3 (2.49m x 1.91m)**  
**Modern Bathroom Suite.**



**OUTLOOK & COMMUNAL GARDENS: PIC. 1**  
**Meticulously Maintained.**



**OUTLOOK & COMMUNAL GARDENS: PIC. 2**  
**Laid to Lawn with Flower Beds & Trees.**



**FURTHER COMMUNAL GARDENS:**

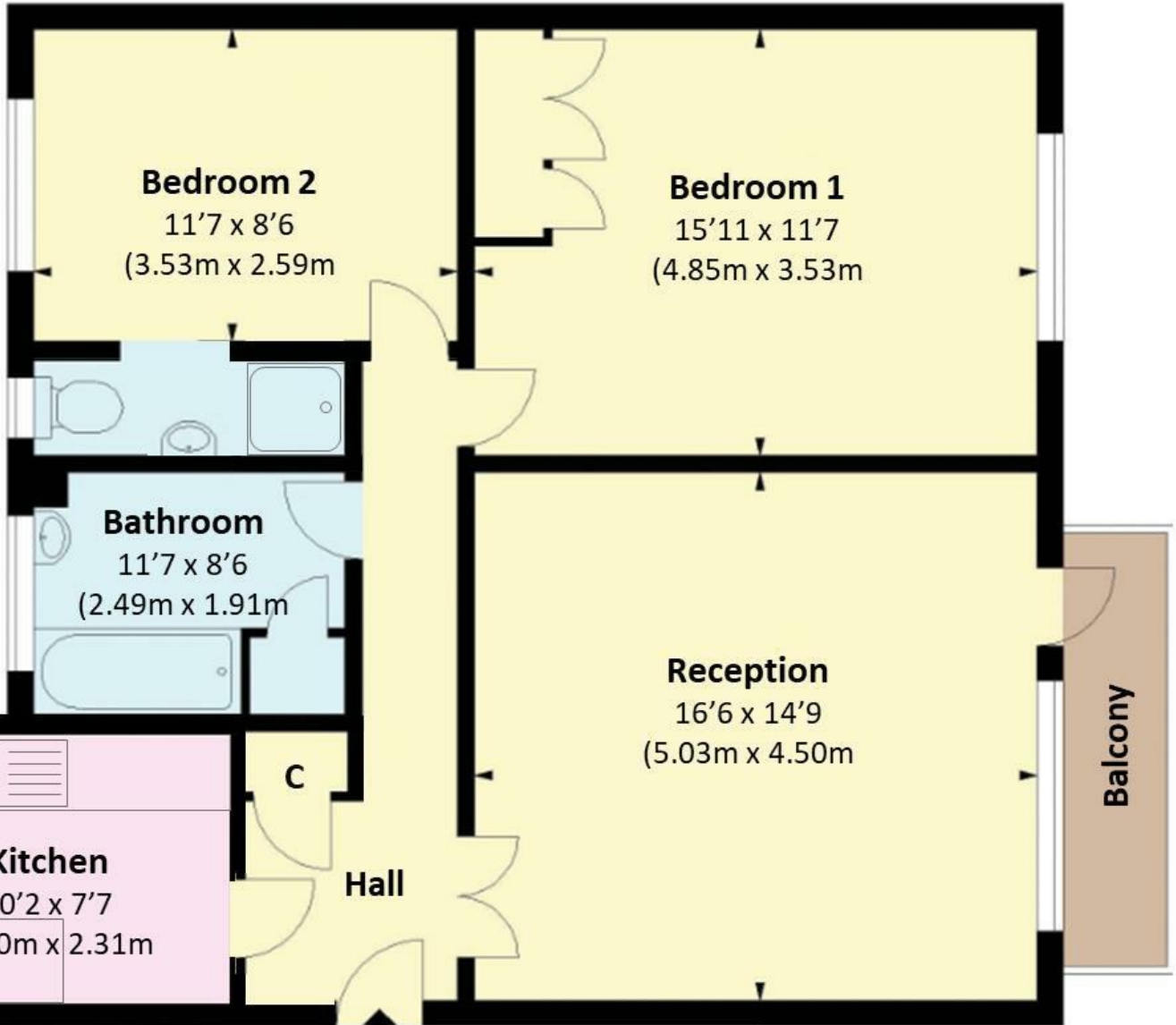


# Windsor Court, Southgate, N14

Approximate area: 840sqft (78sqm)

Measurements are approximate and are for illustrative purposes only.

Michael  
Wright  
Estate  
Agents



Energy Efficiency Rating	
Current	Potential
73	79

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Call. 020 8449 2255

sales@michaelwright.co.uk