



ELLERY HOUSE, CHASE ROAD, SOUTHGATE/OAKWOOD, N14

Welcome to Ellery House, a luxurious ground floor flat located in the sought-after area of Southgate/Oakwood, N14. This stunning property boasts 2 double bedrooms, 2 bathrooms, and a spacious reception room perfect for both sitting and dining areas. There is also a separate and well-fitted kitchen with its own window overlooking the private terrace.

As you step into this elegant flat, you are greeted by a 30' reception hallway that exudes charm and sophistication as well as plenty of storage. The property spans an impressive 980 sq ft, providing ample space for comfortable living.

One of the standout features of this property is the 60' private paved terrace with wrought iron balustrades that stretches across the entire rear, offering a serene outdoor space to relax and entertain. There is also a gate to the parking area. Additionally, Ellery House is part of a gated development, ensuring security and privacy, and comes with the added convenience of two parking spaces for your vehicles.

Situated close to all amenities, including shops, restaurants, and transport links, this flat offers the perfect blend of convenience and luxury. With well-kept communal gardens adding to the overall appeal, Ellery House presents a fantastic opportunity for those seeking a stylish and comfortable home in a prime location. Certainly a home to be proud of.



ACCOMMODATION

- * COMMUNAL ENTRANCE HALL * OWN LARGE ENTRANCE HALL * SPACIOUS RECEPTION ROOM * LUXURY FITTED KITCHEN * 2 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE *
- PRIVATE GATED TERRACE, 2 PARKING SPACES * COMMUNAL GARDENS *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LIFT, ENTRY PHONE *

PRICE: £625,000 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL: 30'16 x 5'9 widening to 9' (9.14m x 1.75m widening to 2.74m)
Attractive & Impressive Hallway with Cornicing, Dado Rails, Panelled Entrance Door, Covered Radiator, Access to All Rooms. Ample Storage Also.



RECEPTION ROOM: PIC. 1 20'6 x 12'11 (6.25m x 3.94m)
Bright, Spacious Reception Room with Enough Space for both Sitting and Dining Area. Central & Wall light Points, Recently Fitted Unit by Hammonds for TV, Storage and Display Cabinets with Glass Doors & Internal Lighting. Pair of 15 Panel Glazed Georgian Doors from Hallway. 2 Covered Radiators.



RECEPTION ROOM: PIC. 2
Different Aspect of Reception Room Showing Double Glazed French Doors to Private Terrace.



RECEPTION ROOM: PIC. 3
Further Aspect of the Reception Room.



WELL FITTED KITCHEN: 11'3 x 9'10 (3.43m x 3.00m)

Well Planned with Floor & Wall Units, Gas Hob, Eye Level Oven & Built in Combi Microwave Oven, 1.5 Bowl Inset Stainless Steel Sink with Mixer Taps, Waste Disposal, Double Glazed Window, Ceramic Flooring. Extractove Fan. Integrated Dishwasher. Plumbed in for Washing Machine.



BEDROOM 1: 12'11 x 13'7 (3.94m x 4.14m)

Impressive & Well Fitted Master Bedroom with Fitted Wardrobes on Both Sides, One with Double Bed Recess, Bedside Chests. Concealed TV Unit. Double Glazed Windows to Rear, 2 Double Radiators. Door to:



LUXURY EN SUITE BATHROOM: 9'3 x 6'6 (2.82m x 1.98m)

Larger Than Average Walk in Shower, Wash Hand Basin with Mixer Taps, Low Flush WC,, Half Tiled Walls, Half Tiled to the Rest, Radiator, Spotlights, Ceramic Flooring.



BEDROOM 2: 12'4 x 11'3 (3.76m x 3.43m)

Double Glazed Window, Cornicing, Double Radiator, Fitted Desk/Study Area.



MAIN BATHROOM: 10'4 x 6'2 (3.15m x 1.88m)

Modern Bathroom Suite with Glass Shower Screen to Bath, Illuminated Mirror, Low Flush WC., Chrome Heated Towel Rail, Fully Tiled to Bath Area, Half Tiled Walls for the Remaining, Double Glazed Frosted Window.



LARGE PRIVATE GATED TERRACE TO REAR: approx 57' (approx 17.37m)



REAR ELEVATION OF PROPERTY: approx 57' (approx 17.37m)

The Property Occupies the Whole of the Rear & Has Wrought Iron Gates, Plus an Opening Gate for Access to Car Park Which in Turn is Approached Via Electronic Security Gates.



**SECURED CAR PARKING AREA:
Mostly Paved. This Property Enjoys 2 Secured Parking Spaces.**

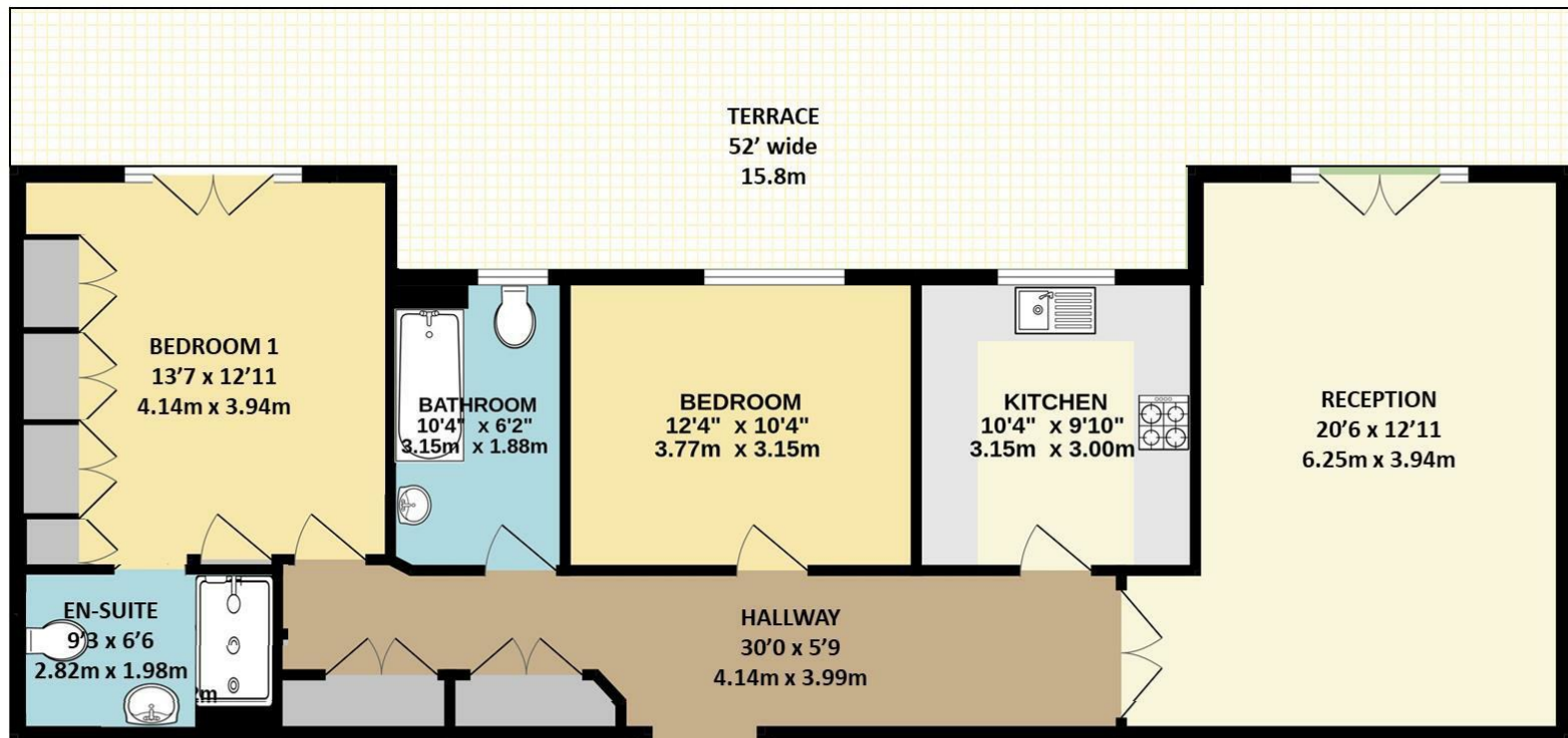


**FRONT COMMUNAL GARDENS NEAR ENTRANCE:
Meticulously Maintained.**



FRONT OF BLOCK:





Ellery House, Oakwood N14

Total internal floor area: approx. 980 sqft (91 sqm)

All measurements are approximate and are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
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			
		77	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.