



## GREEN ROAD, SOUTHGATE, N14

Introducing this charming 2 bedroom ground floor maisonette with its own rear garden located in Southgate N14, in a leafy setting and with the addition of parking to the rear and communal gardens to front.

There is a modern living space, enough for sofas and a dining table, with an open plan well fitted kitchen. There is a door from the living room to an inner hallway, with access to both bedrooms, bathroom and to the private rear garden. It also benefits from private off-street parking and it's own private 24ft private rear garden, ideal for outdoor entertaining. The property is double-glazed throughout, with engineered oak flooring adding a touch of elegance.

Situated just a short walk from Oakwood Station and Oakwood parade, you'll have easy access to transportation links and local amenities. Southgate with it's multiple shopping centre and Picc. Line tube is also within reach, and buses are even closer by.

Available mid-September on an unfurnished basis, subject to satisfactory references.



### ACCOMMODATION

\* GROUND FLOOR MAISONETTE \* OWN FRONT DOOR \* LOUNGE OPEN-PLAN TO FITTED KITCHEN \* 2 BEDROOMS \* PLENTY OF STORAGE \* BATHROOM / WC \* OWN REAR GARDEN \* OFF-STREET PARKING \* WALKING DISTANCE TO OAKWOOD \*

\* SERVICES: ELECTRIC HEATING \* FEATURES: DOUBLE GLAZING \* ENGINEERED WOOD FLOORING \*

**PRICE: £1,695 PER CALENDAR MONTH**

### ENTRANCE HALL

Own front door into the lobby, with door leading to the reception room.

### RECEPTION

Double glazed window to the front, oak wooden flooring and white neutrally decorated walls, open-plan to the kitchen area and with a door leading to the inner hallway.



## RECEPTION (pic 2)



## KITCHEN

White shaker style wall and base units with oak-effect worktops, integrated electric oven & hob, white tiled splashbacks, stainless steel single-drainer sink with mixer tap plus plumbing for washine machine and dishwasher.



### BEDROOM 1

Engineered oak flooring, electric heater, built-in wardrobes, double glazed window and door to the garden.



### BEDROOM 2

Neutrally decorated with cream walls, electric heater and a double glazed window to the rear.



### **BATHROOM**

**Mainly tiled with a full-size bath with shower screen, mixer taps & shower attachment, vanity unit with inset sink and WC.**



### **OWN REAR GARDEN**

**Your own private outdoor space accessed from the bedroom, with a lovely patio area and borders planted with mature shrubs**

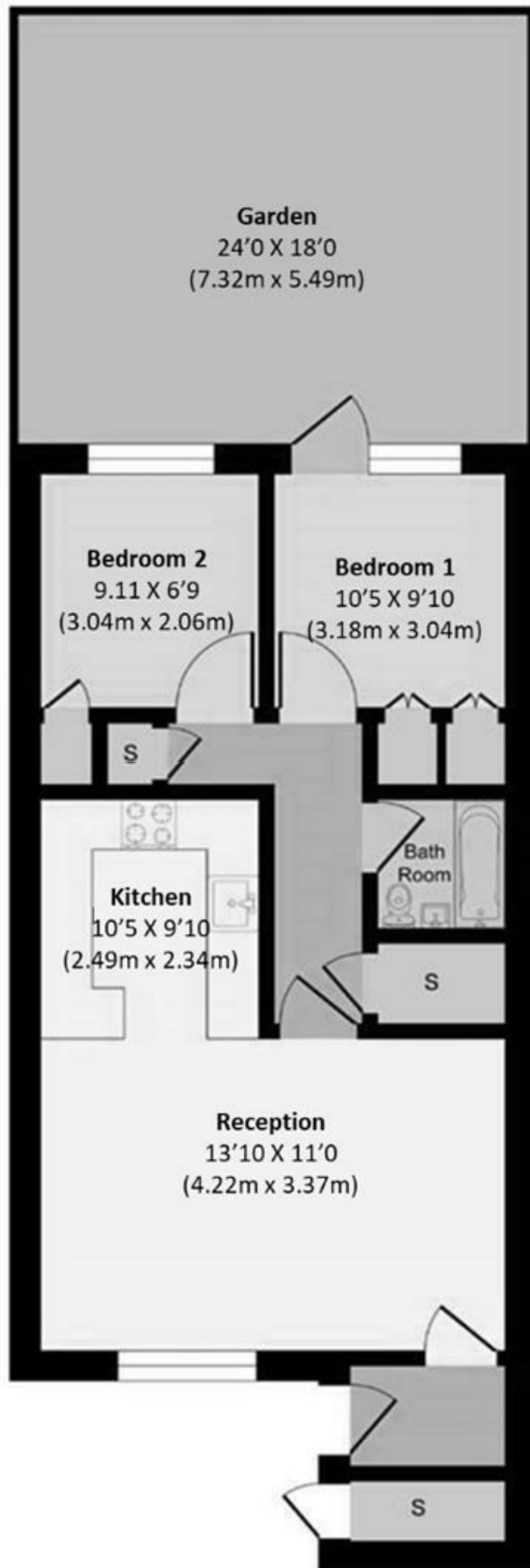


# Green Road, Southgate N14

Approximate Internal area:

538sqft (50sqm)

Measurement are approximate and are for illustrative purposes only.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	81
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.