



## ORCHID GRANGE, CHASE SIDE, SOUTHGATE, N14

We are pleased to offer for sale, this sizeable ground floor purpose-built flat, located in the heart of Southgate, boasting spacious living with 2 double bedrooms, a 20ft reception room, private balcony, separate kitchen, and bathroom with separate WC and ample storage space. This property also includes access to well-kept communal gardens and a garage en-bloc.

Conveniently situated within easy walking distance of Southgate High Street, residents can enjoy easy access to the local shops, restaurants and public transport facilities of the area. The property is also conveniently located for local schools (eg: Ashmole, Osidge, Monkfrith & St Andrews), making it an ideal choice for families.

With a size over 1000sqft, this flat presents a fantastic opportunity for those seeking a bright and spacious property in need of some modernisation. Contact us today to arrange a viewing.



### ACCOMMODATION

\* LARGE PURPOSE BUILT FLAT \* 2 DOUBLE BEDROOMS \* LARGE INNER HALLWAY \* AMPLE STORAGE \* 20FT RECEPTION WITH DIRECT ACCESS TO PRIVATE BALCONY \* MASTER BEDROOM WITH FITTED WARDROBES \* SECOND DOUBLE BEDROOM \* FITTED KITCHEN WITH TILED FLOOR \* FITTED SHOWER ROOM WITH SEPARATE WC \* GARAGE EN-BLOC \* SERVICES: GAS CENTRAL \* FEATURES: DOUBLE GLAZING \* ALARM SYSTEM \* ENTRYPHONE SYSTEM \*

**PRICE: £420,000 LEASEHOLD - SHARE OF FREEHOLD**



**ENTRANCE HALL 16'0" x 8'11" (4.88m x 2.72m)**

**A spacious entrance hall with pendant lighting and entry phone system. Access to all rooms; lounge, kitchen, bedrooms, WC & bathroom.**



**RECEPTION 20'0" x 18'2" at widest point (6.10m x 5.55m at widest point )**

**A large 20ft reception room with doors leading to the private balcony. Carpeted and coving to the ceiling. Pendant lighting. Double glazed windows looking out onto part of the communal gardens with two double radiators beneath.**





**RECEPTION (pic 2)**



**KITCHEN 10'7" x 9'4" (3.24m x 2.85m)**

**A bright and spacious kitchen with ample wooden base and wall units. Gas hob, double oven, stainless steel one and a half bowl sink with mixer tap. Double glazed window looking out at the communal gardens.**





**BEDROOM 1 16'8" x 10'7" (5.09m x 3.25m)**

**A large double bedroom with a full width double glazed window letting in an abundance of natural light, radiator beneath. Mirrored fitted wardrobes to one wall. Carpeted with pendant lighting.**



**BEDROOM 2 11'8" x 11'8" (3.58m x 3.56m)**

**A second double bedroom with carpet and pendant lighting. Fitted wardrobes & shelving, radiator.**





### SHOWER ROOM

Fully tiled shower room with large shower enclosure, wash hand basin with mixer tap & vanity unit beneath. Double glazed frosted window and door leading to the separate toilet.



### BALCONY 18'0" x 4'7" (5.50m x 1.40m)

Paved South Westerly facing balcony with glass balustrade.





**COMMUNAL GARDENS**  
Large well kept communal gardens.



**GARAGE EN-BLOC**



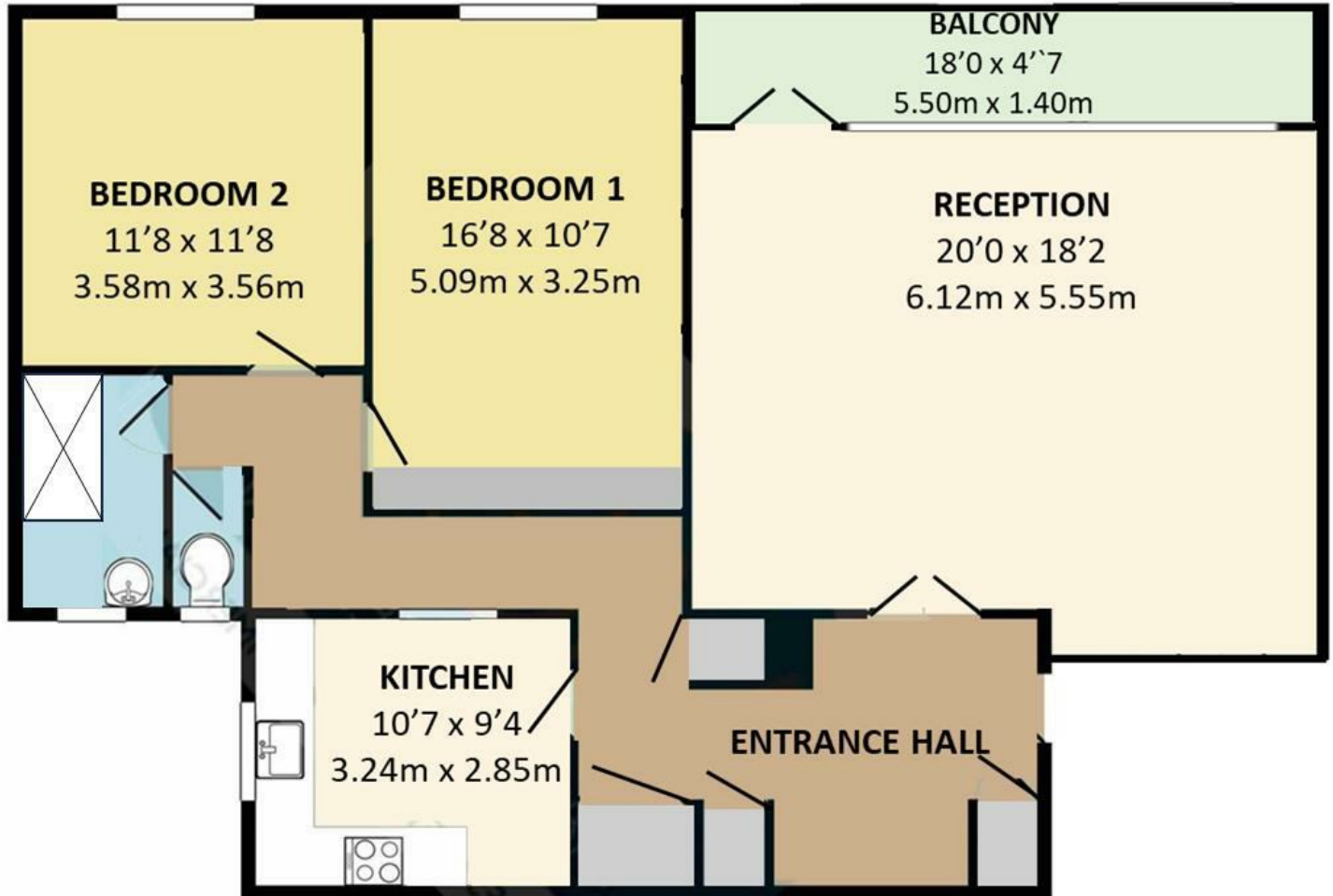


## Chase Side Southgate, N14

Approximate internal area: 1001sqft (93sqm)  
(including the balcony)

All measurements are approximate and are for illustrative purposes only.

Michael  
Wright  
Estate  
Agents



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	
69	78
England & Wales	
EU Directive 2002/91/EC	

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	
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.

Call. 020 8449 2255

sales@michaelwright.co.uk