



AVORY HOUSE, SOUTHGATE, N14

WE ARE PLEASED TO OFFER FOR SALE THIS BEAUTIFULLY PRESENTED, PURPOSE-BUILT, ONE DOUBLE BEDROOM TOP-FLOOR FLAT IN THE "NEW AVENUE" DEVELOPMENT IN SOUTHGATE. THIS PROPERTY IS ONLY 5 YEARS OLD, STILL BENEFITS FROM A 255 YEAR LEASE AND ALSO HAS 5 YEARS LEFT ON ITS NHBC GUARANTEE.

BOASTING A LARGE DOUBLE BEDROOM WITH FITTED WARDROBE, A MODERN GOOD SIZED BATHROOM, 18FT LIVING SPACE, DIVIDED INTO A LOUNGE AREA, KITCHEN AREA AND SPACE TO ACCOMMODATE A DINING TABLE. IT ALSO BENEFITS FROM ALLOCATED OFF-STREET PARKING AND IT'S OWN PRIVATE TERRACE.

Situated close to Southgate High Street & all its amenities and close to excellent local schools for all ages.



ACCOMMODATION

- * COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * 18FT X 14FT OPEN PLAN FITTED LUXURY FITTED KITCHEN & RECEPTION ROOM * PRIVATE TERRACE * DOUBLE BEDROOM WITH FITTED WARDROBE * LUXURY BATHROOM * COMMUNAL GARDENS * ALLOCATED PARKING * LOW MAINTENANCE COSTS * NHBC GUARANTEE *
- * SERVICES: CENTRAL HEATING * FEATURES: DOUBLE GLAZING, VIDEO ENTRYPHONE SYSTEM *

PRICE: £330,000 LEASEHOLD

ENTRANCE HALL 21'00" x 3'11" (6.40m x 1.19m)

Own entrance leading to the entrance hall of the property. Laminate flooring, video entry phone system, pendant lighting and access to the open plan kitchen/reception, bedroom & bathroom.



OPEN-PLAN KITCHEN / RECEPTION 12'11" x 9'10" (3.94 x 3.00)

Double glazed door leading to the outdoor terrace, to the front. Laminate flooring, pendant and spot lighting.



KITCHEN AREA 13'11" x 8'2" (4.24m x 2.49m)

Large double glazed window to the front of the block. A well fitted, modern kitchen with white handleless base & wall units offering lots of useful storage. Fitted oven & microwave, electric hob with hidden extractor fan above. Stainless steel sink with mixer tap and integrated dishwasher & fridge freezer. Laminate flooring & spotlights to the ceiling.



KITCHEN/DINING AREA

A different aspect showing the dining area of the kitchen.



BEDROOM 13'5" x 10'9" (4.11 x 3.28)

Double glazed floor to ceiling window letting in lots of natural light to the front of the block. Carpeted with pendant lighting to the ceiling.



BEDROOM (pic 2)

A different aspect showing the full sized fitted wardrobes.



BATHROOM

A well fitted bathroom with fully tiled flooring and mainly tiled walls. Comprising of a full sized paneled bath with thermostatic shower and glass shower panel, low flush WC and pedestal wash hand basin with large mirrored cabinet above. Chrome heated towel rail and chrome fixtures and fittings.



OUTDOOR TERRACE 9'8" x 9'00" (2.95m x 2.74m)



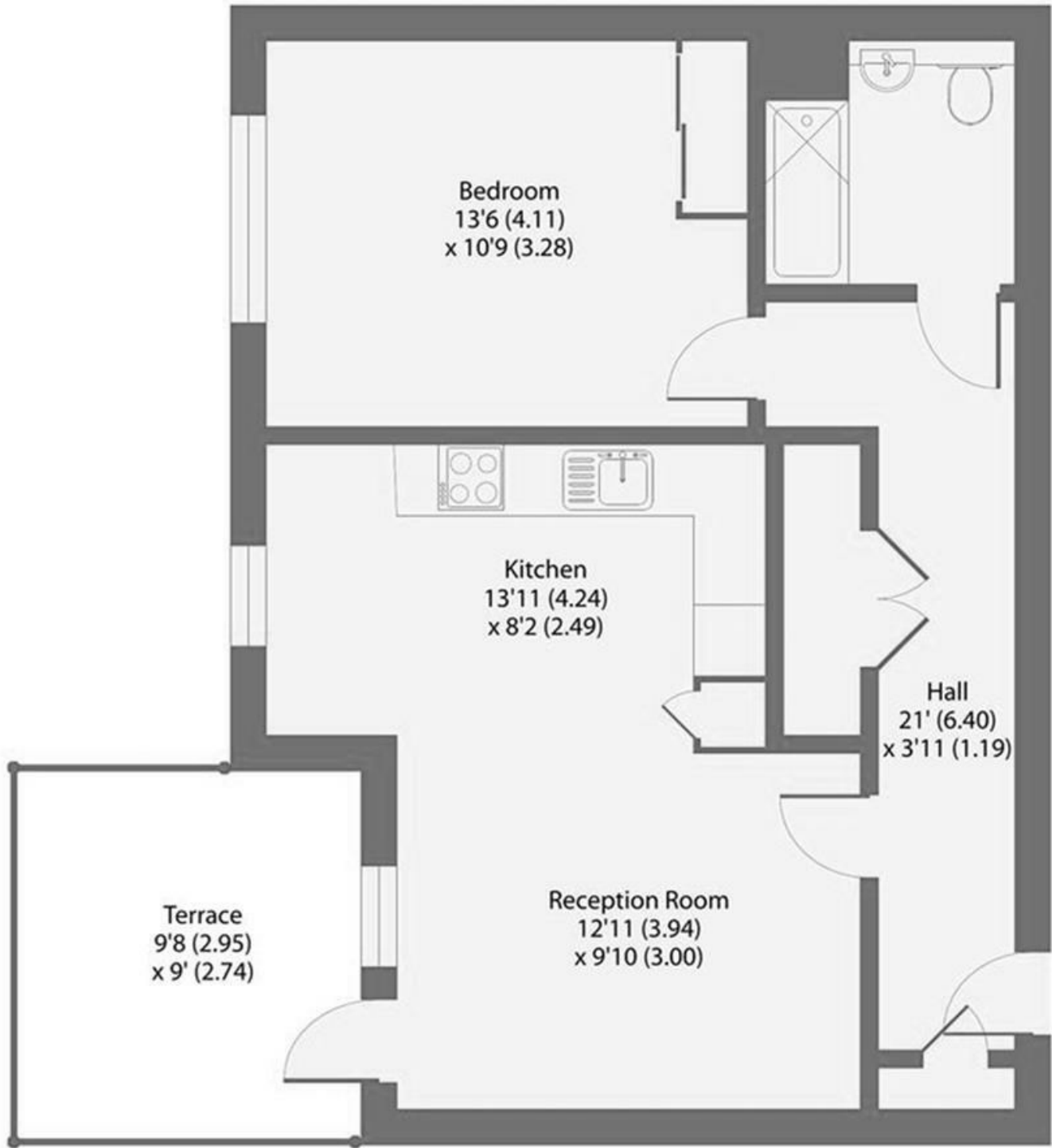
ALLOCATED OFF-STREET PARKING



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Approximate area 592sqft (55sqm)

All measurements are approximate and are for illustrative purposes only.



Second Floor

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		
England & Wales	82	82
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.