



**Asking Price £335,000**

**TENURE : LEASEHOLD**

**Montmorency House, Station Road N11**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**ULTRA MODERN FLAT**

**VERY NEAR TO NEW  
SOUTHGATE TRAIN STATION**

**LARGE BALCONY AREA**

**SHORT WALK TO ARNOS  
GROVE TUBE**

**BRIGHT SPACIOUS**

**LONG LEASE**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Located in Montmorency House, London, this one-bedroom flat provides a contemporary living experience in a desirable area. The property features one bedroom, one bathroom, and a reception area, all designed with a modern aesthetic. The open-plan kitchen and living area create a spacious environment, perfect for everyday living. The kitchen is equipped with modern appliances, including an oven and hob, and offers ample storage space with sleek cabinetry.

The bedroom is well-sized, offering a comfortable retreat with space for storage. The bathroom is fitted with a modern suite, including a bathtub with an overhead shower, a washbasin, and a toilet. The reception area is versatile, suitable for both relaxation and entertaining guests.

A standout feature of this flat is the balcony, which provides an outdoor space to enjoy views of the surrounding area. The large windows throughout the property ensure plenty of natural light, enhancing the sense of space and openness.

Montmorency House is situated in a convenient location in London, offering easy access to local amenities and transport links. The area is well-served by public transport, making it easy to reach various parts of the city. The flat is ideal for those seeking a modern living space in a well-connected area.

The property is unfurnished, allowing new owners to personalize the space to their taste. Energy Performance Certificate (EPC) details are available upon request, providing information on the property's energy efficiency.

With its modern features and convenient location, this flat in Montmorency House offers a comfortable and stylish living environment in London.

**ENTRANCE HALL:**

Wooden flooring, storage cupboard, access doors to bathroom, bedroom, living room and kitchen area.

**BATHROOM:**

Panelled bath, wash hand basin, low-level flush. 3 piece fully fitted bathroom,

**BEDROOM:** 13' 2" x 11' 8" (4.01m x 3.56m)

Good sized bedroom, built in wardrobes.

**KITCHEN / LIVING SPACE** 16' 6" x 15' 7" (5.03m x 4.75m)

Large open plan kitchen dining area with modern built in appliances, including dishwasher,

**BALCONY:**

Beautiful enclosed glass terrace area, large enough to fit a table and 4 chairs, views over Alexandra Palace & The City

**SEPARATE LAUNDRY ROOM:**

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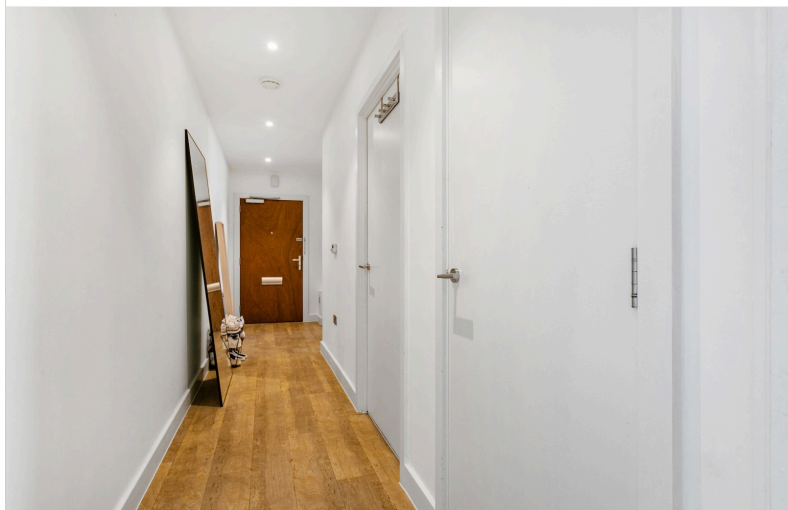
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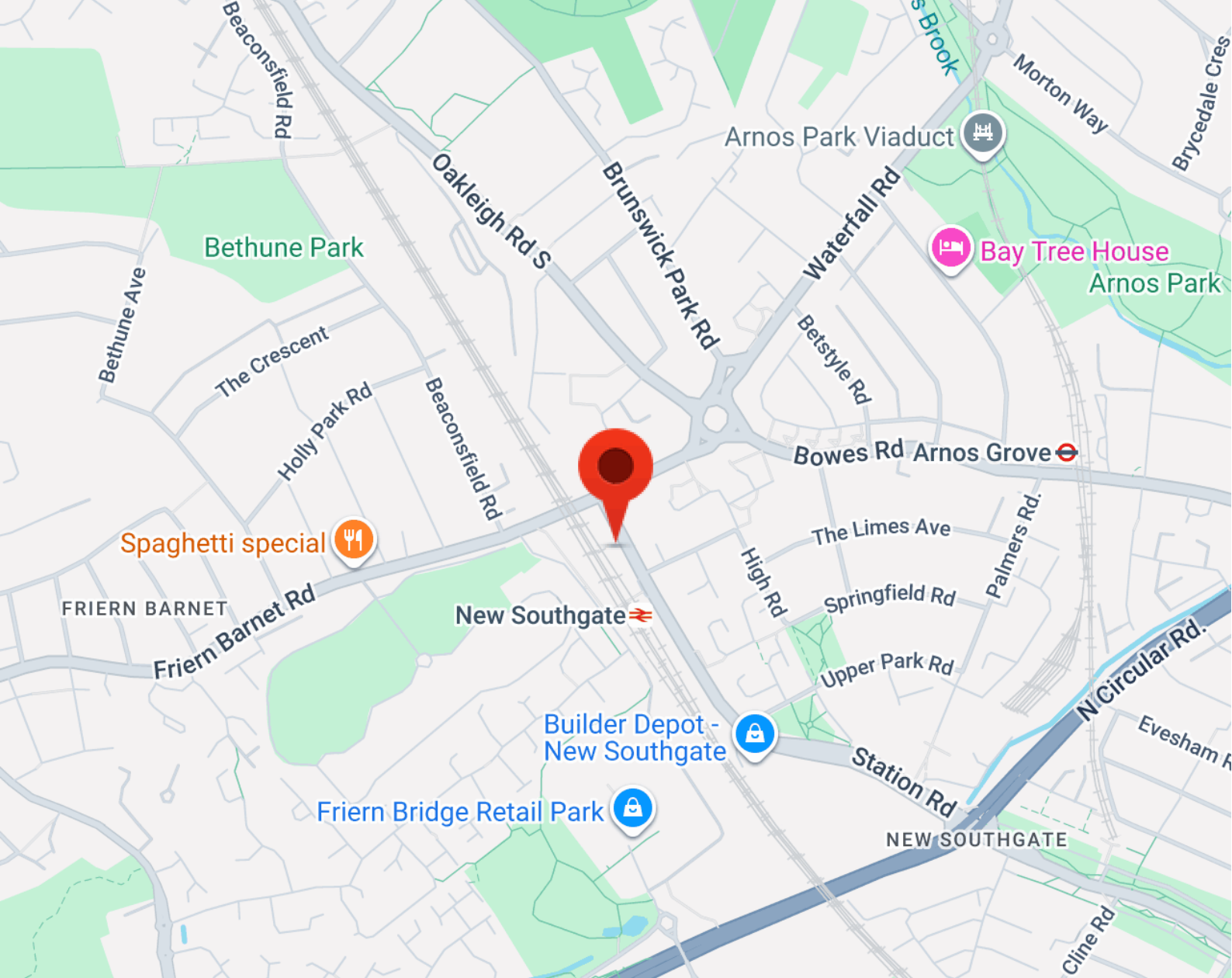
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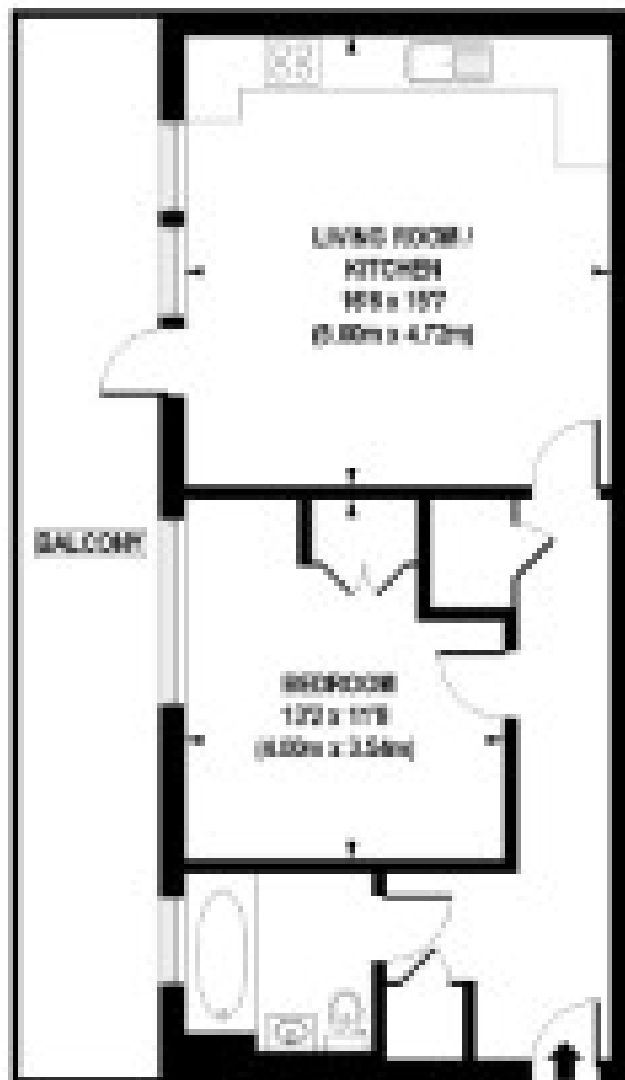






| Energy Efficiency Rating                                                                                                                             |         |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                      | Current | Potential |
| Very energy efficient - lower running costs                                                                                                          |         |           |
| (92+) <b>A</b>                                                                                                                                       |         |           |
| (81-91) <b>B</b>                                                                                                                                     |         |           |
| (69-80) <b>C</b>                                                                                                                                     | 79      | 79        |
| (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                                                                                                          |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

Address: Montmorency House, N11



THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 578 sq. ft / 53.71 sq. m

Diagram is for illustrative purposes only and is not to scale.  
Every effort has been made to ensure the accuracy of the diagram shown. However, all measurements, fixtures, fittings and materials shown are an approximate representation for illustrative purposes only.  
Liability for errors, omissions or misstatements through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
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