



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BARNET



1

Bedroom



1

Bathroom





One-bedroom ultra-modern flat in Montmorency House. Offers a modern living space with an open-plan kitchen and living area. Large windows allowing ample natural light, and the flat features a balcony with views over the surrounding area. Very Short Walk to New Southgate Train Station with access to Kings Cross & Moorgate via Finsbury Park and easy access to Arnos Grove Tube Station. **LONG LEASE.**

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 peice 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,

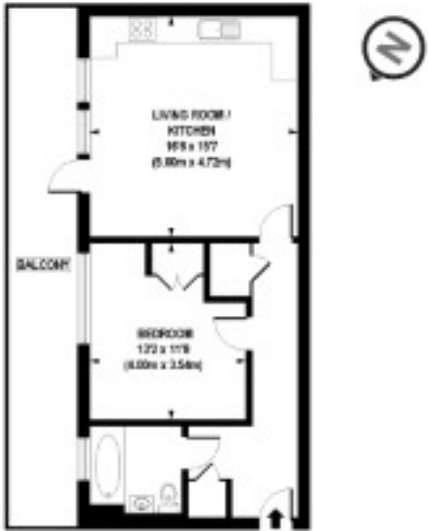
**BALCONY:**

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

**SEPARATE LAUNDRY ROOM:**

# Asking Price £335,000

## Montmorency House, Station Road 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.  
Energy efficient has been made to ensure the accuracy of the floor plan.  
However, all measurements, including energy and water usage are an approximate information for illustrative purposes only.  
Quality for energy, water and other related information is hereby excluded.

**CP CREATIVE**  
CREATIVE

| 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                   |         | EU Directive 2002/91/EC  |

Address: Montmorency House, N11

