

AVENUE ROAD

THOMAS
JAMES



Located in a contemporary low-rise block at the end of a quiet cul de sac off a wide, tree-lined street close to the tube station and shops in Southgate town centre, this one bedroom apartment has a large wraparound walled courtyard garden.

Avenue Road, N14
Asking Price £400,000
Leasehold

One double bedroom
24'5" by 11'5" living room
Quiet cul de sac location
Wraparound courtyard
Refurbished throughout
0.8m to Southgate station

Lease: 254 years
Ground Rent: £10pa
Service Charge: £1557.70pa
CT band: C
Council: Haringey
EPC rating: E

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This one bedroom apartment has great private outdoor space in the form of a walled courtyard garden that wraps around two sides of the property. This considerably increases the living space, adding extensive outdoor living and dining areas to the 560 sq ft of inside space.

Accessed via a smart communal entrance, the apartment front door opens into a wide L-shaped hallway with a full height cupboard and doors to the living room, bedroom, and bathroom. The living room measures a huge 24'5" by 11'5" and is a lovely, light-filled room with distinct lounge, dining and kitchen areas, two floor to ceiling picture windows and a glazed door to the garden. All walls are neutrally painted to amplify the sense of space and light, the matt white handleless kitchen cabinets with discreet integrated appliances add to this too.



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The double bedroom also has good natural light thanks to windows on two walls. It has a fitted wardrobe and can easily accommodate a kingsize bed and additional bedroom furniture. The stylish hotel-style bathroom has a large format wall and floor tiles, and a suite of fitted white sanitaryware comprising of a bath with a shower and glass screen, a washbasin console, and a concealed cistern WC.

The property has wooden floors in the hall and living room, carpet in the bedroom, and a tiled floor in the bathroom. It's in immaculate condition throughout with mainly white and neutral-toned décor.

The outside space is exceptional for an apartment, especially a one bedroom property. Wrapping around two sides of the property, it provides a private outdoor space that's a continuation of the space inside, with room for a large outdoor sofa, dining table, and more. Access directly from the main living space makes it ideal for relaxing or entertaining.

The apartment is on the ground floor of a smart and well-maintained three-storey modern block with a secure cycle store.



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LOCAL LIFE

The many shops and amenities in central Southgate are just over half a mile away, eight minutes by bus, a 15-minute walk, five minute cycle, or three minute drive.

The property lies between and equidistant from four fabulous green spaces, Oakwood Park, Grovelands Park, Brunswick Park, and 413-acre Trent Park, all of which are within a mile.

Southgate station on the Piccadilly Line, less than a mile away, has direct journeys to King’s Cross and Covent Garden. The A10, the North Circular Road and the M25 are all within a 10-15 minute drive.



LINKS

[Location >](#)

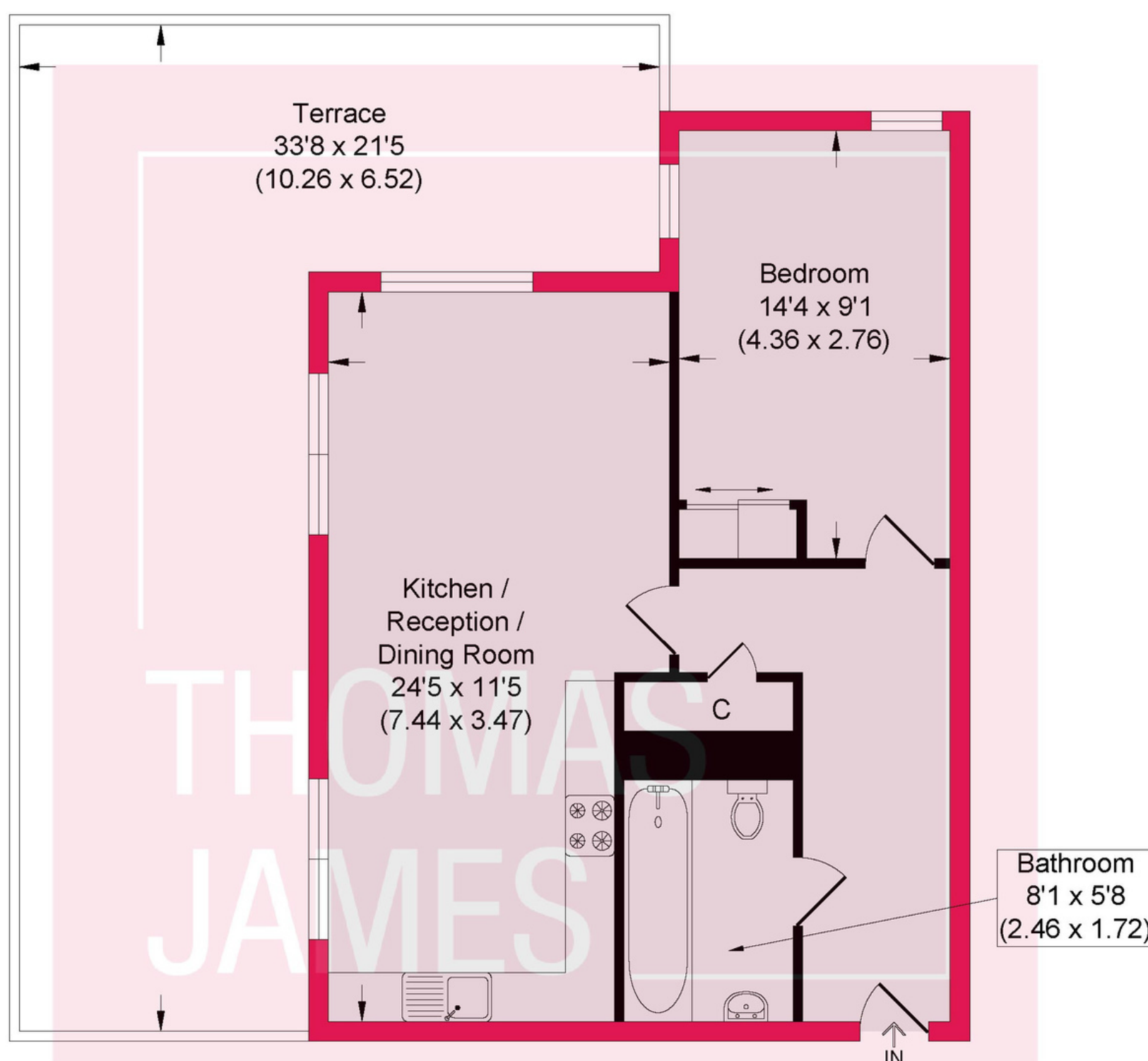
[Transport >](#)

[Video >](#)

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
52.08 sq.m. (560.58 sq.ft.) approx.



TOTAL FLOOR AREA : 52.08 sq.m. (560.58 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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