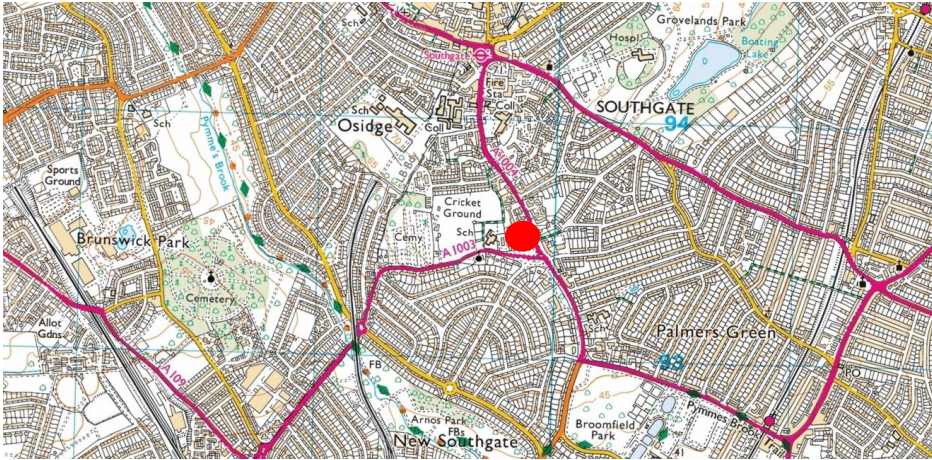




PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

Registered address:
22 Cannon Hill, London, N14 6BY

Williamsons Dace Brown

22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



WILLIAMSON
DACE | BROWN



Chandos Court, Southgate, London, N14 7AA

- **OIRO £410,000 Share of Freehold with Vacant Possession**
- **Two bedroom ground floor flat**
- **Chain free**

Excellent ground floor flat in a well maintained block requiring modernisation. The property is ideally located for commuters with Southgate tube station a short walk away. Approx 60.80m² (654.44ft²).



WILLIAMSON
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The property is located in Chandos Court, a quiet block built in the 1930's next to Southgate Green. Ideally located to take advantage of the local amenities in Southgate together with the surrounding open spaces of The Green. The property is also close to St Monica's and Walker primary schools, both being a short walk away. Southgate underground station is within a ten minute walk (Piccadilly Line). Palmers Green station (British Rail) is within a twenty minute walk with regular services to London Moorgate and Hertford. There are also regular bus services towards Cockfosters, Enfield and Muswell Hill with bus stop located next to Chandos Court.

This attractive flat is situated on the ground floor of a well maintained block. Approximately 60.8 sqm, the flat is conveniently situated on the ground floor of the block. There is non-allocated off-street parking, which is surrounded by pleasant communal gardens. The flat benefits from a bright reception room and two good sized bedrooms. There is an intercom service to the block's front door. The property benefits from gas central heating. The property requires updating but has great potential and is well suited for commuters, downsizers or young families looking for access to great local schools.

Accommodation

(all sizes approximate)

Kitchen

2.72m (8'11") x 2.47m (8'1")

Living Room

4.52m (14'10") x 3.63m (11'11")

Bedroom 1

3.64m (11'11") x 3.64m (11'11")

Bedroom 2

3.62m (11'10") x 2.56m (8'5")

Bathroom

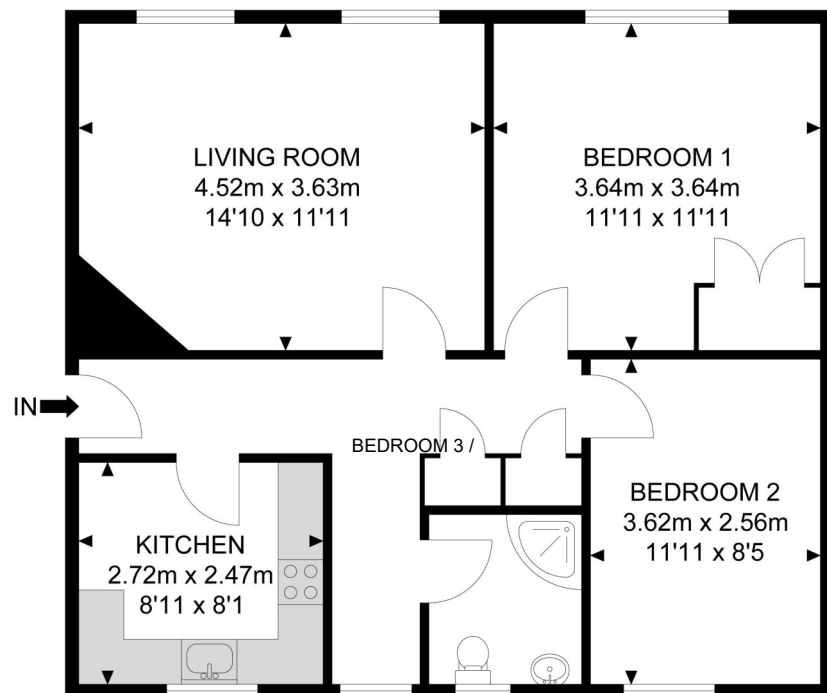
Shower cubicle, Toilet and basin.

Gross Internal Area

60.80m² (654.44ft²)







Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 654.44 SQ FT / 60.80 SQM

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 approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances

Terms

Offers above **£410,000** are invited for the share of freehold with vacant possession.

EPC

The property has a rating of 64 which puts it in band D.

Council Tax

The property falls within the London Borough of Enfield and is in council tax band C. For the period 2025/2026 the council tax payable would be £1,923.57.

Service Charge

The service charge for the period 1st Jan — 31st Dec 2025 amounts to £1,900.

Lease

999 years from 1995.

Further Information

- * Has the property been flooded in the last 5 years? No.
- * Is the property listed? No.
- * Is the property in a conservation area? Yes
- * Are there any public rights of way across the property? No.

Utilities / Services.

- * Electric Supply - British Gas
- * Water Supply - Thames Water
- * Gas Supply - British Gas
- * Sewage - Thames Water
- * Heating sources - Gas fired boiler
- * Broadband Type - Standard and Superfast available at this address.
- * Mobile Signal/Coverage - EE, Three, Vodafone and O2.

Viewings

By appointment only.

Sales Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

Contact

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www.wdbproperty.co.uk

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