



High Street, Southgate, London

Available

Offers in excess of £250,000 (Leasehold)





A stylish and well-located ground-floor studio in the heart of Southgate, offering modern living, excellent transport links, and a long lease—perfect for first-time buyers.

Discover the charm of this ground-floor studio apartment at Ashcroft, located on High Street in London, N14. Within the catchment area of Walker School, the property is offered chain-free with an impressive lease of approximately 937 years remaining. This property is a fantastic opportunity for first-time buyers seeking a comfortable living space.

Situated in the heart of Southgate, this apartment benefits from excellent transport links. Southgate Underground Station, serving the Piccadilly Line, is approximately a 10-minute walk away, offering direct access to central London. Additionally, Oakwood Tube Station is nearby, providing further connectivity options.

The apartment features a versatile bedroom/living area with classic parquet flooring, providing both style and durability. A large, multi-paneled double-glazed window fills the room with natural light, creating a bright and welcoming atmosphere. Ample storage solutions, including a fitted unit with an integral bed, ensure that space is utilized efficiently.

The modern fitted kitchen boasts sleek wooden worktops and ample cupboard space, complemented by black brick-effect tiled walls for a contemporary feel. A double-glazed door offers direct access to the rear of the block, adding convenience to your daily routine. The bathroom is well-appointed with tiled areas around the bath and sink, fitted shower, and tiled flooring.

For your shopping needs, Southgate boasts a variety of local amenities. The nearby ASDA supermarket is just a short walk away. Leisure opportunities abound with Grovelands Park nearby, featuring expansive green spaces, a lake, and woodlands perfect for outdoor activities and relaxation. The area also offers a selection of restaurants, pubs, and cultural venues, ensuring a vibrant community atmosphere.

Tenure: Leasehold

Lease Term: 999 years from 24th June 1963

Term Remaining: 937 years remaining (approx)

Service Charge: NIL

Ground Rent: £100

Local Authority: Enfield

Council Tax Band: B

Exterior

Bedroom/Living Area

Parquet flooring. Ample storage space. Large multi paneled double glazed window, front facing. Ceiling pendant light. Wall mounted light fixture. Fitted storage unit that has integral bed.

Bathroom

Double glazed window. Tiled around bath fixture and sink area. Light fitting. Shower pole and curtain. Fitted shower head to wall. Wash basin. Tiled flooring

Kitchen

Fitted modern kitchen. Wooden worktop. Ample cupboard space. Black tiled wall coverings, brick effect. Double glazed door leading to rear of the block. Tiled flooring.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service







reports before finalising their offer to purchase.

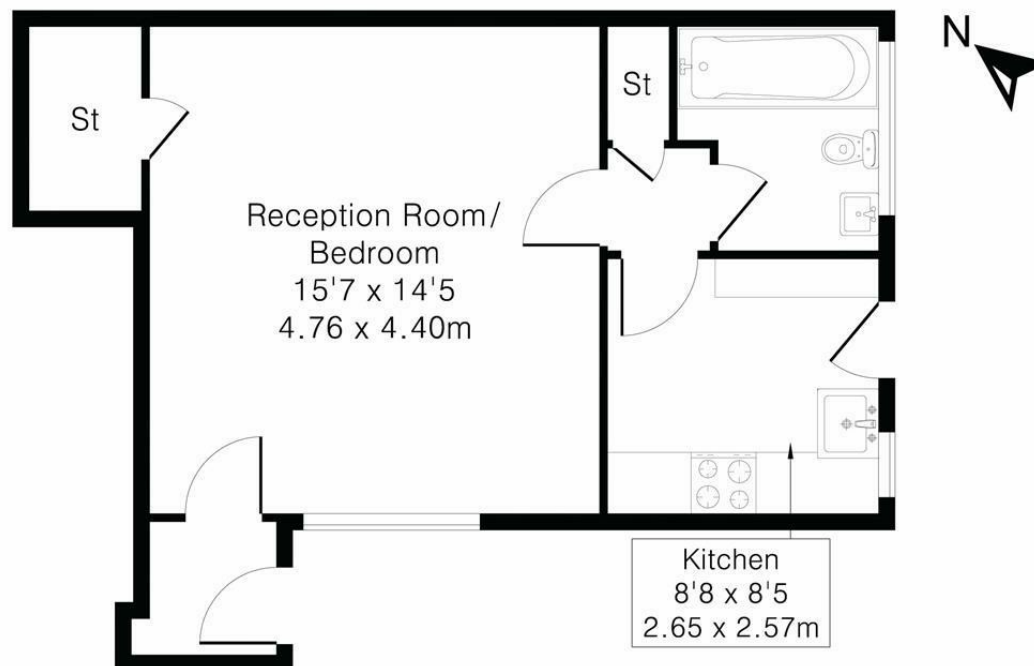
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 407 sq ft - 38 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: B

