



Linden Way, Southgate, London

Under Offer (SSTC)

£349,995 (Share of Freehold)





Unique, super-stylish 2-bedroom first floor maisonette, with private parking space, and Share-of-Freehold.

Occupying a quiet, residential location between the desirable areas of Southgate and Oakwood in North London, this unique upper maisonette on Linden Way presents a wonderful opportunity for those seeking a stylish and comfortable home. With its own front door, this first-floor property offers a sense of independence, making it an ideal choice for individuals or small families.

Upon entering, you will be greeted by a beautifully decorated interior that exudes warmth and character. The open plan, dual-aspect kitchen and living space is perfect for both entertaining and everyday living, providing a seamless flow between cooking and relaxation. Additionally, the property features a dedicated study area, between the entrance hall and lounge, with a Velux window, which is perfect for those who work from home or require a quiet space for reading and reflection.

This maisonette comprises two well-proportioned bedrooms, ensuring ample space for rest and relaxation. The bathroom is conveniently located and offered in excellent condition catering to the needs of modern living. Furthermore, the property benefits from parking for one vehicle, a valuable asset in this sought-after location.

The property:

This property was created in the early 2000's, via an extension and sub-division of the original property. The building now consists of two maisonettes and a semi-detached house, made from a combination of poured shuttered concrete, timber frame and flexible rendering to the outside.

Tenure:

The property will be sold with a share of freehold, with the other share belonging to the downstairs neighbor. A new lease has been drafted (999-years), and will be registered on completion. There will be no fixed service charge, and a peppercorn ground rent.

Tenure: Share of Freehold

Underlying Lease Term: 999 Years

Service Charge: NIL

Ground Rent: Peppercorn

Local Authority: London Borough of Enfield

Council Tax Band: Not yet granted (expected to be Band C or D)

Driveway/Shared Access

x1 private parking space, external stairs to first floor

Hallway

Door to side aspect, radiator, built in airing/storage cupboard housing Aristotle boiler

Morning Room/Study area

Velux window, feature fire place, radiator, picture rail, double doors to:

Dual aspect Open Plan Kitchen/Living Space

Combination of x5 windows and a Juliet balcony to front, side and rear aspects, spotlights, radiator, base units, with open storage over, Butchers block work surfaces, under-counter sink with mixer tap, 4-ring induction hob with extractor hood over, tiled splash backs, built in storage cupboard housing electric meter

Bedroom 2

Double glazed window to side aspect, radiator,

Bathroom

Double glazed window to side aspect, low flush w/c, pedestal hand basin with mixer tap, deep corner bath with shower over, radiator

Bedroom 1

Double glazed window to rear aspect, radiator, built in wardrobes, picture rail

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





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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





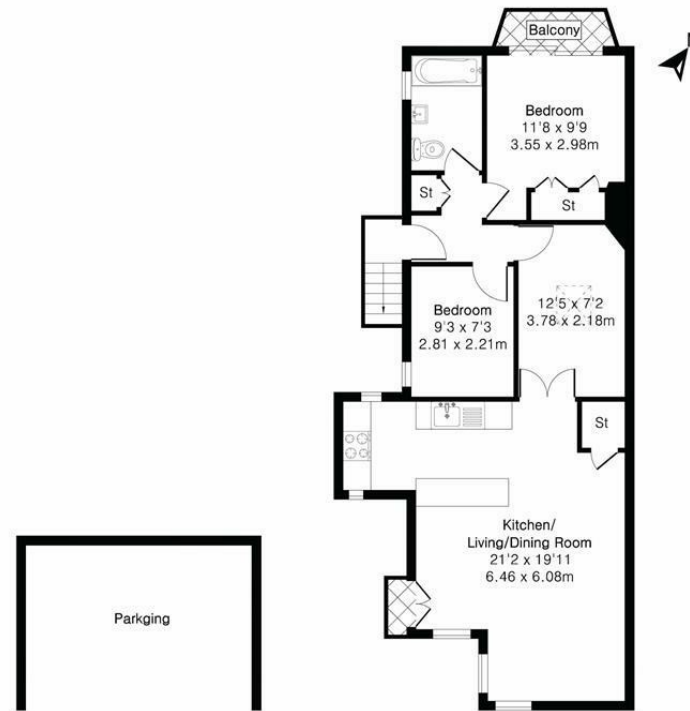


for your co-operation in order that there will be no delay in agreeing the sale/rental.





Approximate Gross Internal Area 690 sq ft - 64 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 D / Local Authority: London Borough of Enfield / Council Tax Band: E

