



## 139 ASHFIELD ROAD, N14 7PE



**£265,000 Leasehold**

- CHAIN FREE
- LOUNGE
- KITCHEN
- DOUBLE GLAZED
- LONG LEASE
- GROUND FLOOR STUDIO
- SEPARATE SLEEPING AREA
- BATHROOM
- NEWLY REFURBISHED



Property Details

Welcome to this charming ground floor studio flat in Alloa Court on Ashfield Road, set within the popular area of Southgate. Boasting a bright and contemporary interior throughout, this newly decorated property offers an inviting lounge area, a modern fitted kitchen, and a separate sleeping space for added privacy. The well-appointed bathroom completes the layout, making this studio a comfortable and versatile home.

Alloa Court is ideally situated for those seeking excellent transport links and a vibrant neighbourhood. Southgate Underground Station (Piccadilly Line) is just a short walk away, providing swift access to Central London, while several local bus routes connect you to surrounding areas. Residents also benefit from convenient road links, including the nearby A406 North Circular Road and the M25, making commuting or weekend getaways a breeze.

The local area offers a variety of amenities, such as supermarkets, shops, cafes, and restaurants, all within easy reach. Southgate's leafy parks and recreational facilities further enhance the appeal of this location, ensuring there is always something to enjoy nearby.

This ground floor studio flat at Alloa Court is a superb opportunity for first-time buyers, investors, or those simply seeking a comfortable home in a well-connected area. With its fresh décor, versatile living spaces, and enviable location, this property is not to be missed.



Approximate Gross Internal Area  
27.65 sq m / 297.62 sq ft

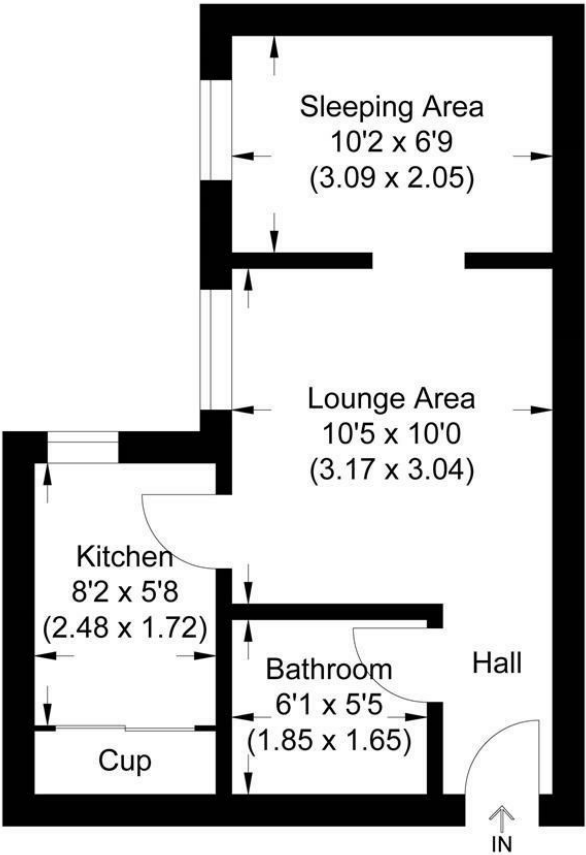


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	69	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

