



Offers in excess of £425,000

TENURE : LEASEHOLD

High Street, London, N14

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**Two Double Bedroom Period
Apartment**

First Floor with Lift Access

**0.1 Miles Southgate
Underground Station**

Leasehold

144 years remaining

**Front & Back Communal
Gardens**

Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownsend.co.uk | 02088826828
Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are delighted to offer this very well presented two double bedroom first floor period apartment with lift access. The property is located on the High Street minutes away from all the local amenities of Southgate including various restaurants, shops, pubs and cafes, local transport links include Southgate underground station (Piccadilly Line) and a great selection of bus links which can be found within a short stroll away. You are in close proximity of popular local schools including Ashmole Academy. The open green spaces of Grovelands and Broomfield Park can be found close by. Offering large rooms, on-site parking, large kitchen diner, modern interior, excellent views, spacious throughout, lift access, excellent finish and fittings, front and back communal gardens. The property benefits from a 144 year lease.

Entrance Hall 27'7 x 4'9 (8.41 x 1.46m)

Living Room 13'11 x 12'4 (4.24 x 3.76m)

Kitchen Diner 10'8 x 8'11 (3.26 x 2.72m)

Bathroom 12'5 x 5'3 (3.78 x 1.61m)

Bedroom One 12'3 x 11'11 (3.74 x 3.63m)

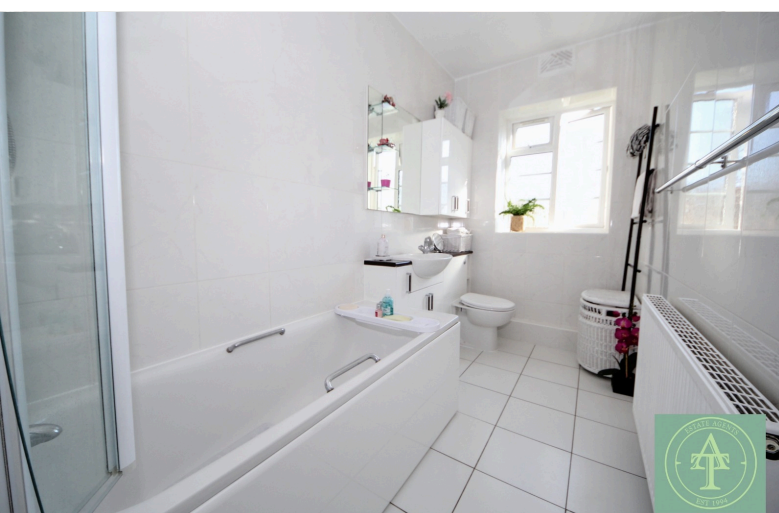
Bedroom Two 12'3 x 10'2 (3.73 x 3.09m)

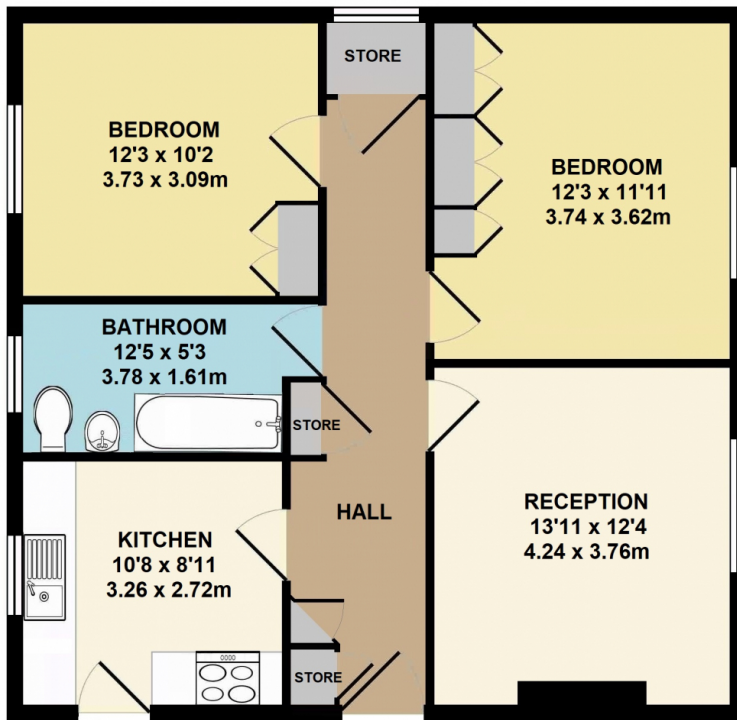
Front and Back Communal Gardens



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FIRST FLOOR

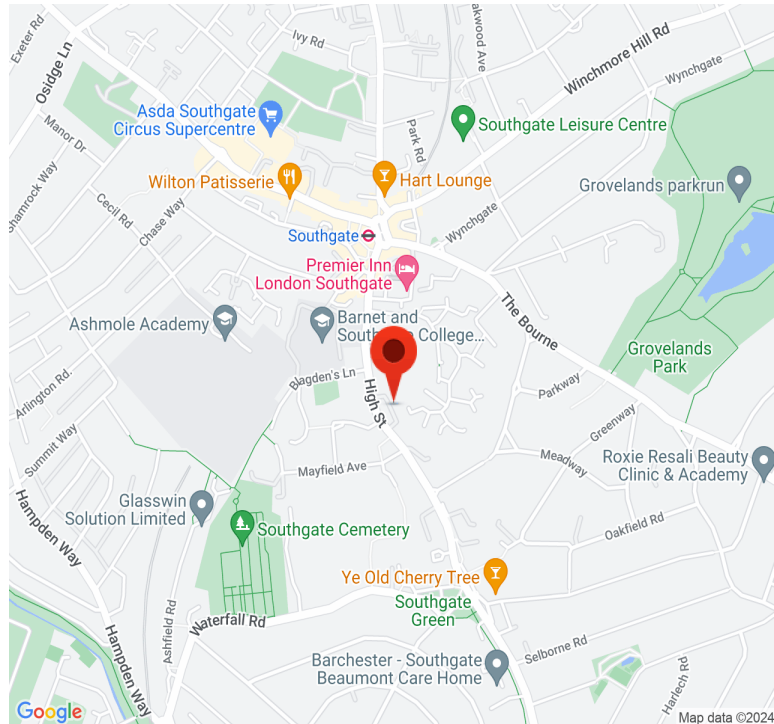


TOTAL APPROX. FLOOR AREA 742 SQ. FT (69 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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