



**Offers in excess of £485,000**

**TENURE : LEASEHOLD**

**Grange Gardens, London, N14**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**Three Bedroom Apartment**

**Gated Parking**

**100 Metres from Southgate  
Tube Station**

**1152 Square Feet**

**Two Shower Rooms**

**Chain Free**

**Addison Townsend**

155 High Street, Southgate, London, N14 6BP

info@addisontownends.co.uk | 442088826828

Website: <https://www.addisontownsend.co.uk/>

**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



Addison Townsend are pleased to offer this unique and beautifully spacious three bedroom third floor flat located with lift access located within 100 metres of Southgate (Piccadilly line) underground station, High Street with its range of amenities and within local primary and secondary school catchment areas and walking distance of local parks. The property offers 1,152 square feet of living space with a 27' lounge/dining room with private balcony, three bedrooms with dressing room and ensuite shower room to the main bedroom, fitted kitchen and further shower room. Further benefits include gas central heating, double glazing, secured gated and covered parking and permit holders off street parking. The property is offered chain free.

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Approximate Gross Internal Area 1152 sq ft – 107 sq m

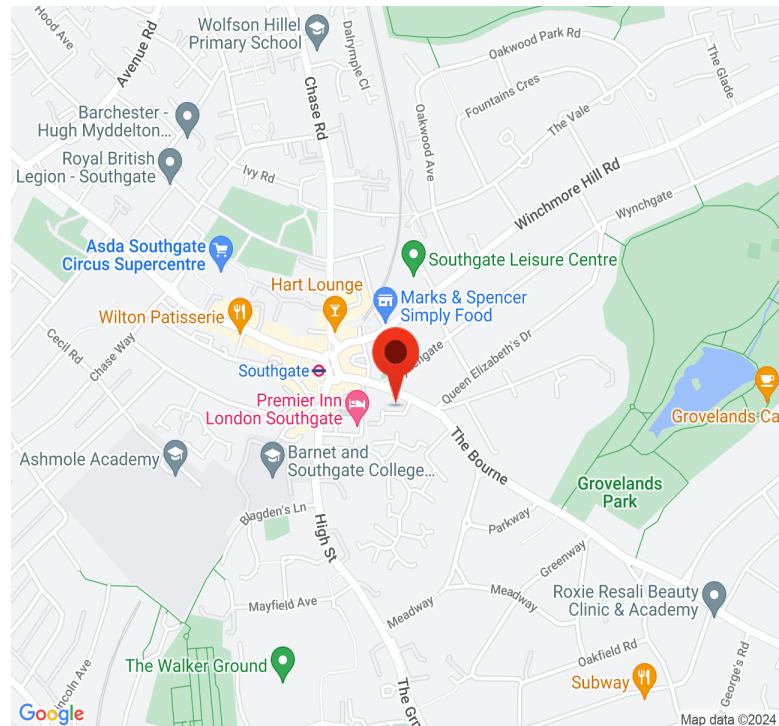


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: London, N14



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