



 **3**
Bedrooms

 **2**
Bathrooms

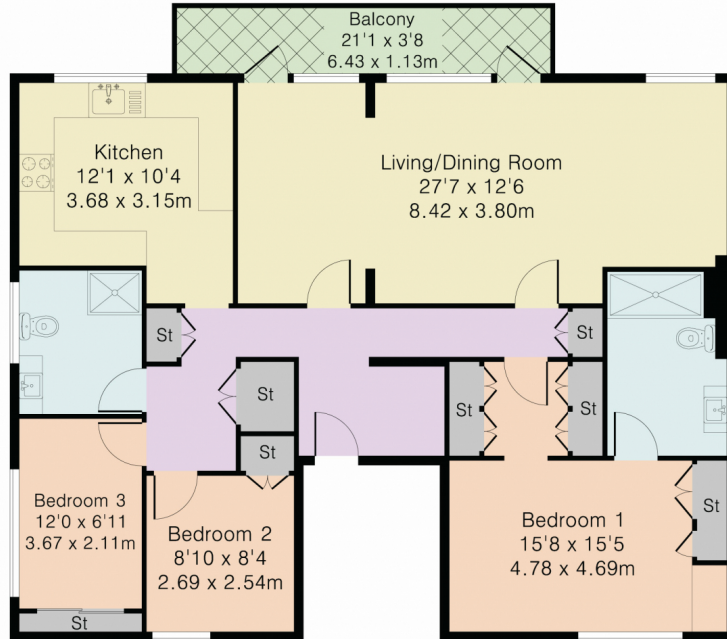




Addison Townsend are pleased to offer this unique and beautifully spacious three bedroom third floor flat located with lift access located within 100 metres of Southgate (Piccadilly line) underground station, High Street with its range of amenities and within local primary and secondary school catchment 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 en-suite 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.



Approximate Gross Internal Area 1152 sq ft – 107 sq m



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

Address: London, N14



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.

