

Offers in excess of £420,000

TENURE : SHARE OF FREEHOLD

Grange Gardens, London, N14

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Large Two Bedroom Flat

50 Metres of Southgate Underground Station and High Street

Share of Freehold

Gated Parking

Lift Access

Chain Free

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownsend.co.uk | 02088826828

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

ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this larger than average two bedroom third floor apartment with lift access. The property is situated in this wonderfully convenient location within 50 metres of Southgate Underground Station and High Street with its wealth of amenities including supermarkets, restaurants, gyms and shops as well as excellent school catchments. The property offers bright accommodation throughout comprising two double bedrooms, a spacious living room, a well presented fully fitted kitchen and a modern family bathroom. The block is very well presented with private multi story allocated parking, further permitted parking and lift access to the property. The property also comes with the added benefit of being share of freehold and is offered chain free.

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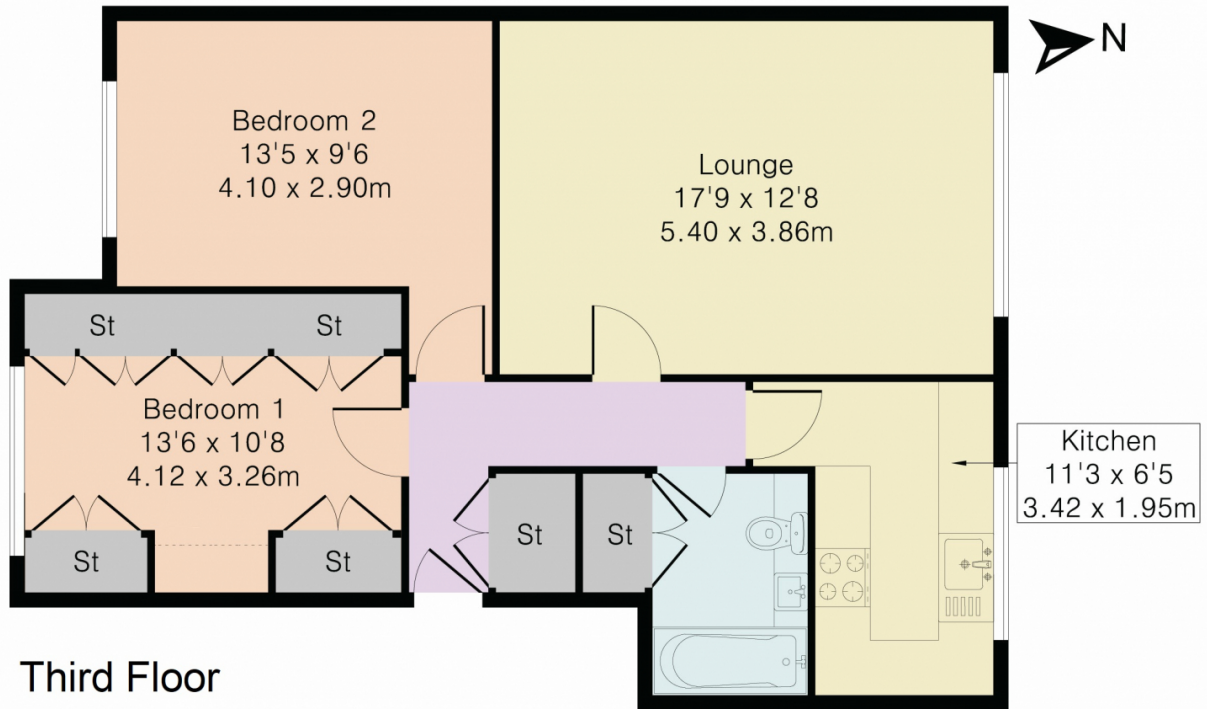
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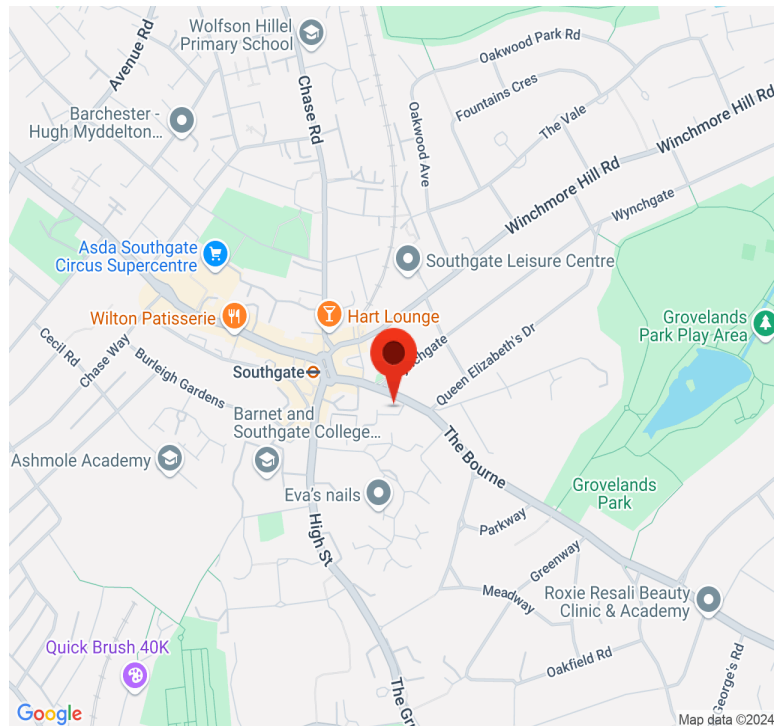
Approximate Gross Internal Area 724 sq ft – 67 sq m



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(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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