



2

Bedrooms



1

Bathroom

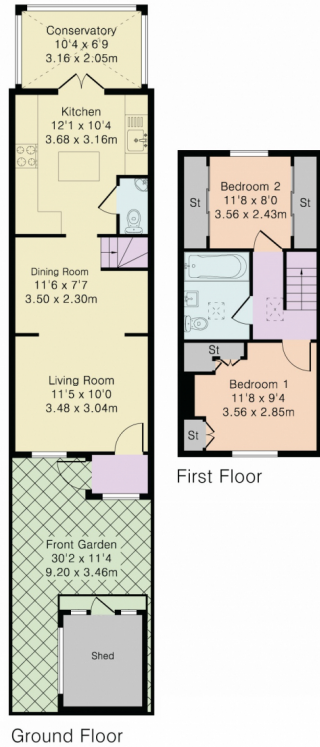




Addison Townsend are delighted to offer for sale this stunning two bedroom cottage. The property is situated in this wonderfully convenient location within 0.2 miles of Southgate Underground Station and High Street with its wealth of amenities including supermarkets, restaurants, gyms and shops as well as being within excellent school catchments and walking distance of both Oakwood and Grovelands Park. The property offers a through lounge/dining room, kitchen/diner with integrated fridge / freezer as well as washing/dryer machine and range oven, conservatory and guest wc to the ground floor. The first floor offers two double bedrooms with fitted wardrobes and a luxury family bathroom. The property also benefits from a large boarded loft space. Externally the property boasts a large front garden with summer house and off street parking.



Approximate Gross Internal Area 739 sq ft – 69 sq m
Ground Floor Area 447 sq ft – 42 sq m
First Floor Area 292 sq ft – 27 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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: The Wells, London, N14

