



£650,000

**TENURE : SHARE OF
FREEHOLD**

Selborne Road, N14

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

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 pleased to offer this spacious three bedroom split level Edwardian conversion flat location on a very popular residential road in Southgate. The flat offers; large reception room, bathroom, two double bedrooms and fitted kitchen on the first floor, large double bedroom with en suite shower room on the second floor, private rear section of the garden, front garden and a share of the freehold. Located under a mile walk to Southgate underground station providing the Piccadilly Line as well as to Palmers Green BR Station providing access to Moorgate, it is also within close proximity to Walker Primary School and Ashmore Academy, while also being a short walk to Southgate Green providing a range of shops, restaurants and local bus routes. The property is offered Chain Free

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Approximate Gross Internal Area 1401 sq ft – 130 sq m

Ground Floor Area 47 sq ft – 4 sq m

First Floor Area 934 sq ft – 87 sq m

Second Floor Area 420 sq ft – 39 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		73
(55-68) D	55	
(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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