



2

Bedrooms



1

Bathroom

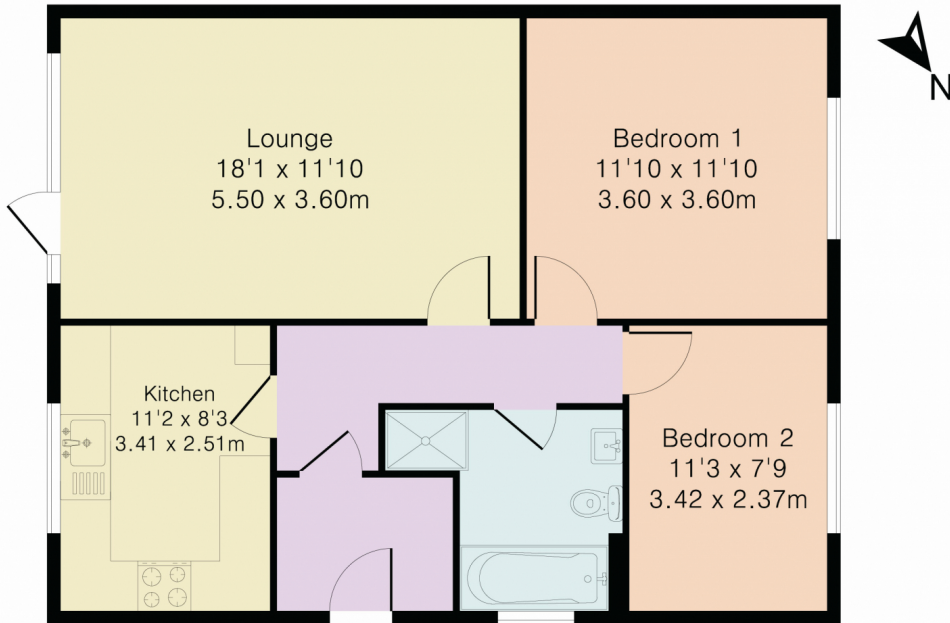




Addison Townsend are delighted to offer this well presented two bedroom ground floor apartment. The property is situated in this wonderfully convenient location within 50 metres of Southgate Underground Station and High Street with its wealth of amenities including supermarkets, restaurants, gyms and 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 with newly fitted appliances (under warranty) and a modern family bathroom. The block is very well presented with private multi story allocated parking and further permitted parking. Offered for sale Chain Free.



**Approximate Gross Internal Area 702 sq ft - 65 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>70</b>	<b>78</b>
(55-68) <b>D</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: 83, Grange Gardens , N14

