



£545,000

TENURE : FREEHOLD

Nursery Road, London, N14

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two Bedroom Cottage

Two Reception Rooms

Quiet Residential Road

0.4 Miles to Southgate Tube Station

60' Private Rear Garden

Kitchen/Diner

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownsend.co.uk | 02088826828

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



Addison Townsend are pleased to offer this well presented two bedroom cottage located in this quiet residential road within 0.4 miles of Southgate Underground Station and High Street. The property has been extended to provide two reception rooms, the rear of which is open plan to modern kitchen/diner to the ground floor. The first floor accommodation comprises two spacious double bedrooms and a well presented family bathroom. Further benefits include a wealth of original features, solid Pine wood flooring, approximately 60' private rear garden and gas central heating.

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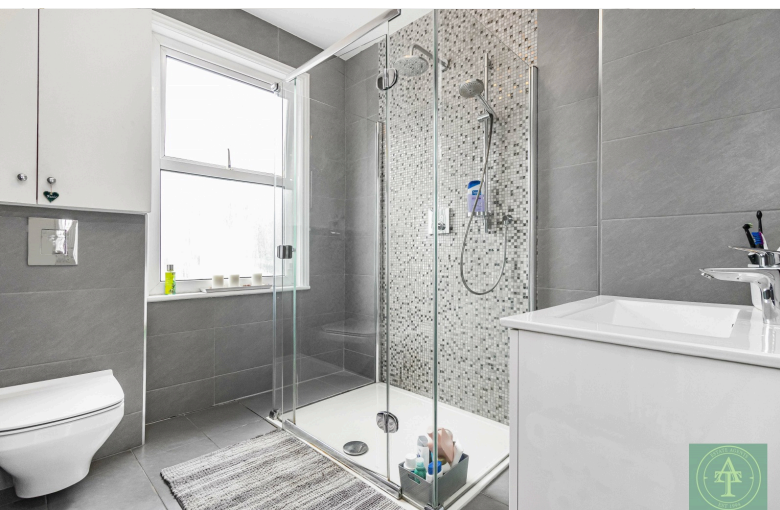
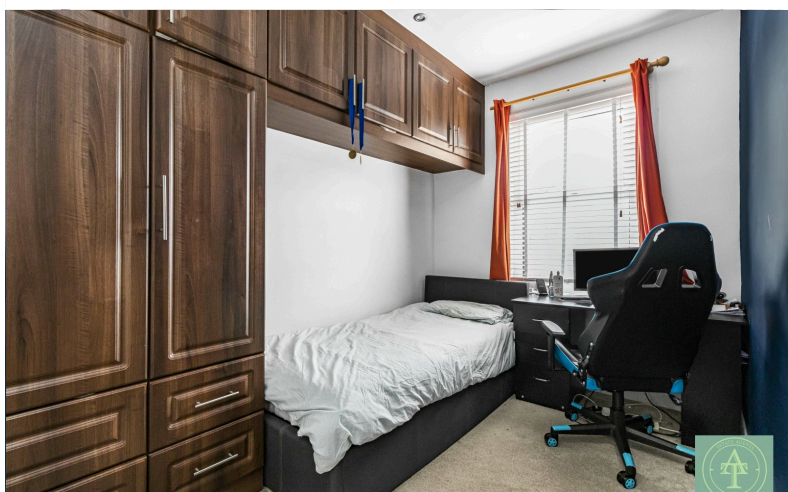
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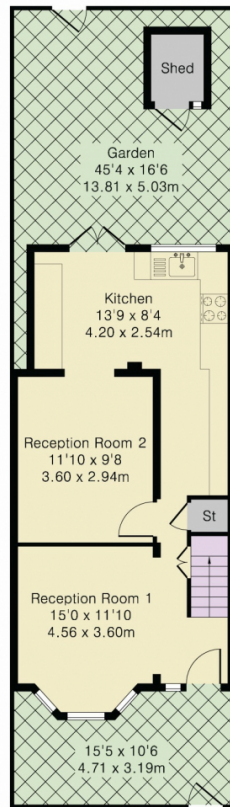
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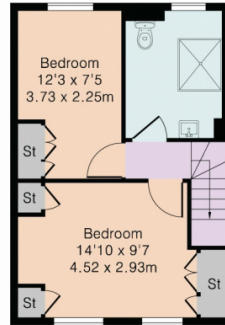
Approximate Gross Internal Area 787 sq ft - 73 sq m

Ground Floor Area 460 sq ft - 43 sq m

First Floor Area 327 sq ft - 30 sq m



Ground Floor




First Floor



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	61	85
(81-91) B		
(69-80) C		
(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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