



2

Bedrooms



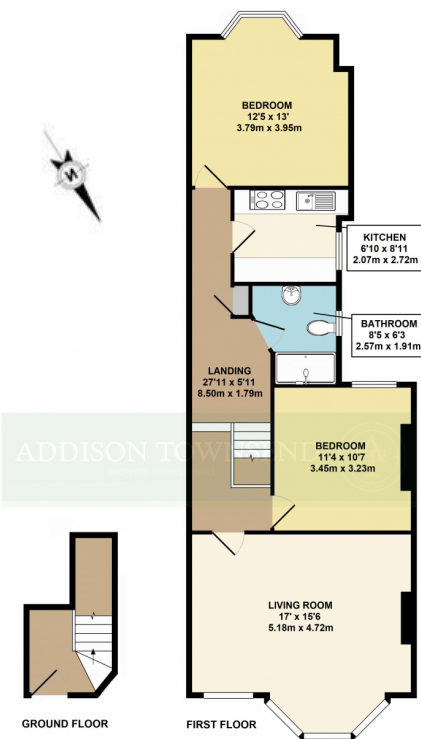
1

Bathroom





Addison Townsend are delighted to offer for sale this beautifully presented, first floor, Edwardian conversion apartment located in the popular Lakes Estate. The property is located within 0.6 miles of Palmers Green Mainline Station and short walking distance of Broomfield Park. Offering a spacious reception room, two double bedrooms, modern shower room and fitted kitchen. The property also offers the potential for a loft conversion to add a further one or two bedrooms and bathroom subject to planning consent. Further benefits from no service charge or ground rent.




ADDISON TOWNSEND

PROPERTY PROFESSIONALS



TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: Harlech Road, Southgate, N14

