

SHARE OF FREEHOLD



Flat

FLAT 15, LADY SHAW COURT 2A ST. GEORGES ROAD, LONDON, N13 4AW

Asking Price

£305,000

FEATURES

- Share of Freehold with lease of 955 years remaining
- Separate Living room
- Communal Grounds
- Loft
- Separate Kitchen
- Private Garage (en bloc)



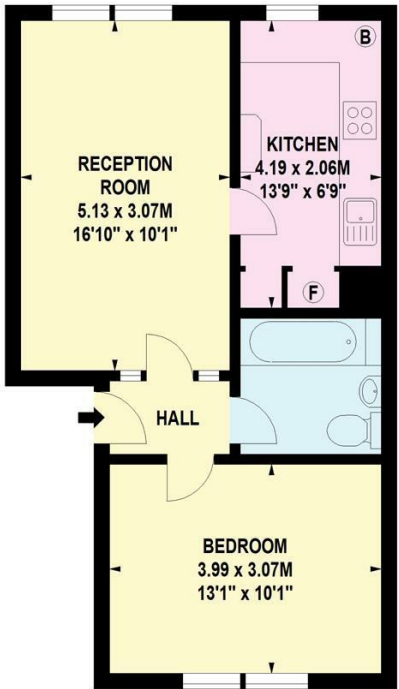
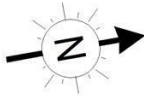
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1 Bedroom Flat located in London

Located on the edge of the sought-after 'Lakes' conservation area, this well presented one bedroom second floor flat offers both comfort and convenience. The property features a spacious 16'10" reception room, perfect for relaxing or entertaining, with ample space for a dining table. A good size fitted kitchen, a generously sized double bedroom and a bathroom complete the accommodation, further enhanced by an insulated loft space, double glazing, an intercom entry system, and access to communal grounds. A private garage (en bloc) adds a practical and desirable touch to this charming home.

The flat is situated in a prime spot with excellent transport links and within easy reach of Palmers Green Rail Station and Southgate Tube Station providing direct services to Central London. The area is vibrant and inviting, with a variety of independent cafes and restaurants along The Green and Aldermans Hill. For those who enjoy outdoor spaces, the beautiful Grovelands Park and Broomfield Park are just moments away, making this property an ideal choice for professionals, couples, or anyone seeking a perfect blend of city convenience and suburban tranquility.

LADY SHAW COURT,
ST. GEORGES ROAD, N13
Approx. Gross Internal Area
472 Sq Ft - 43.85 Sq M



SECOND FLOOR

Call us on

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<https://www.rashandrash.com/>

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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