

LEASEHOLD



Flat

FLAT 2 THE WAREHOUSE, 7 PARK ROAD, LONDON, N14 6HB

Offers Over

£375,000

FEATURES

- Chain Free
- 2 Bedrooms
- Separate Kitchen and Lounge
- Allocated Parking Space
- 1037 sq. ft
- Ground Floor
- Mezzanine Floor
- New Boiler 2025



RASH & RASH

2 Bedroom Flat located in London

Call us on

02088822828

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

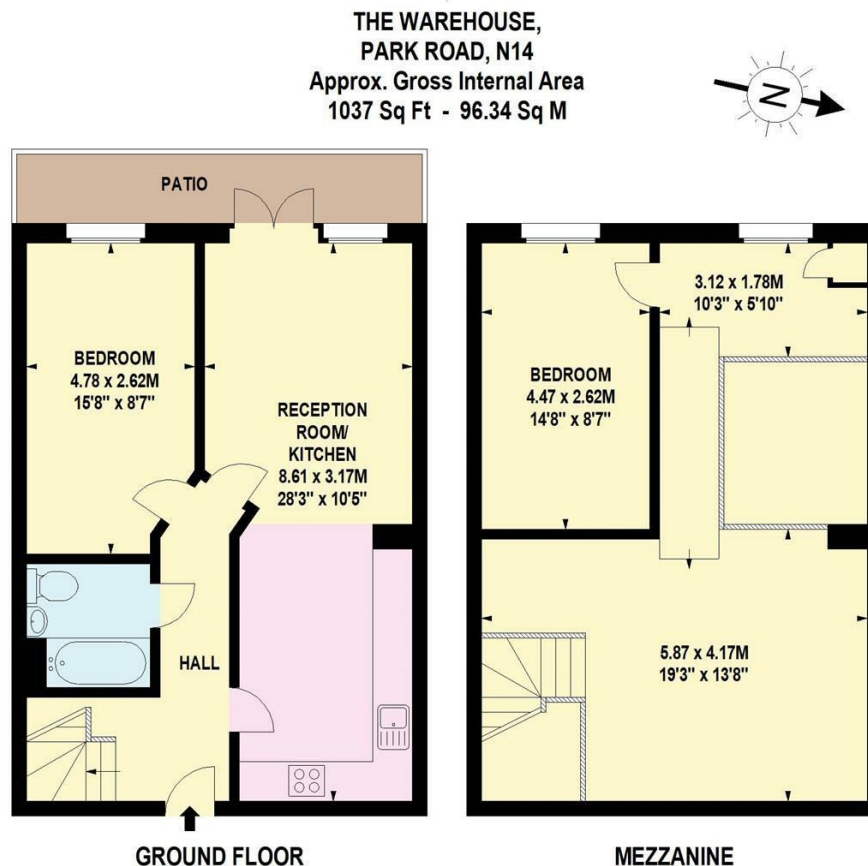
Council Tax Band

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Must View to Truly Appreciate! This spacious ground-floor duplex apartment offers 2/3 bedrooms and spans an impressive 1,037 sq. ft. Situated in a prime location and available chain-free, the property boasts a separate kitchen, living room, bathroom, and bedroom on the ground floor, with a generously sized, flexible living area and an additional bedroom on the mezzanine level.

Additional benefits include gas central heating, double glazing, an allocated parking space and a long lease with 105 years remaining.

Converted from a warehouse approximately 20 years ago, this unique flat is conveniently located within walking distance of Southgate Tube Station, Southgate Leisure Centre, and a range of popular shops, including Marks & Spencer and Asda. Local eateries and the picturesque Grovelands Park are also just a short stroll away, offering a perfect blend of convenience and leisure.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
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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