

LEASEHOLD



Flat - Ground Floor

# 102 DALRYMPLE CLOSE, LONDON, N14 4LQ

Asking Price

**£265,000**

## FEATURES

- Long Lease 116 years
- Close to Southgate Tube
- Allocated Parking Space
- EPC C
- Quiet Location
- Ideal for a First Time Buyer or Investor
- Communal Gardens
- Council Tax C



**RASH & RASH**

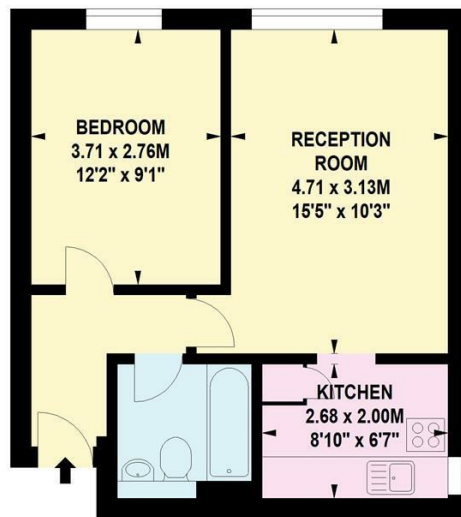
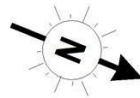
# 1 Bedroom Flat - Ground Floor located in London

Situated in a quiet residential cul-de-sac, just a short walk from Southgate Tube Station (approximately 0.5 miles/0.8 km away), this charming and well presented one bedroom ground floor apartment is part of the sought after Dalrymple Close Development. The property is offered with a 116 year lease.

This lovely apartment boasts one generously sized bedroom, a spacious living room, a small fitted kitchen, and a family bathroom. Additional benefits include allocated parking, visitor spaces, and well maintained communal gardens.

Perfect for first-time buyers or as a buy-to-let investment, this apartment is conveniently located near local amenities, transport links, and excellent schools.

DALRYMPLE CLOSE, N14  
Approx. Gross Internal Area  
433 Sq Ft - 40.23 Sq M



GROUND FLOOR

Call us on

**02088822828**

[info@rashandrash.com](mailto:info@rashandrash.com)

<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	71	80
(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.

**RASH & RASH**