



The Lodge, Bramford Court, High
Street, Southgate, N14

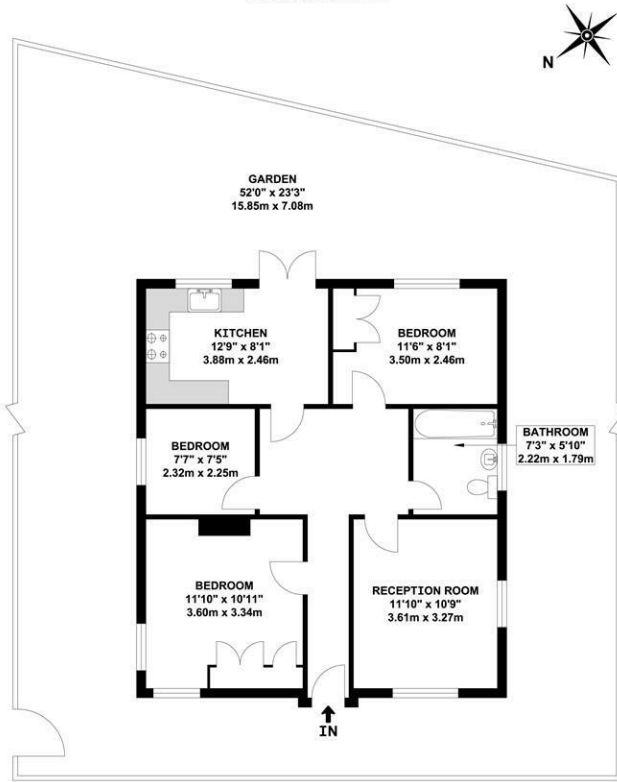
Offers In Excess Of £450,000 Leasehold

Rarely available 3 bedroom detached bungalow with private gardens. The bright and spacious accommodation includes wood flooring, Direct access to the to the garden via the modern kitchen and modern bathroom. Virtual Freehold. Chain Free.

Location: Very conveniently situated, the property is within easy reach of Southgate tube station (Piccadilly Line) including numerous bus routes at Southgate station. Moments walk to multiple shops, eateries and pubs on Chase Side.

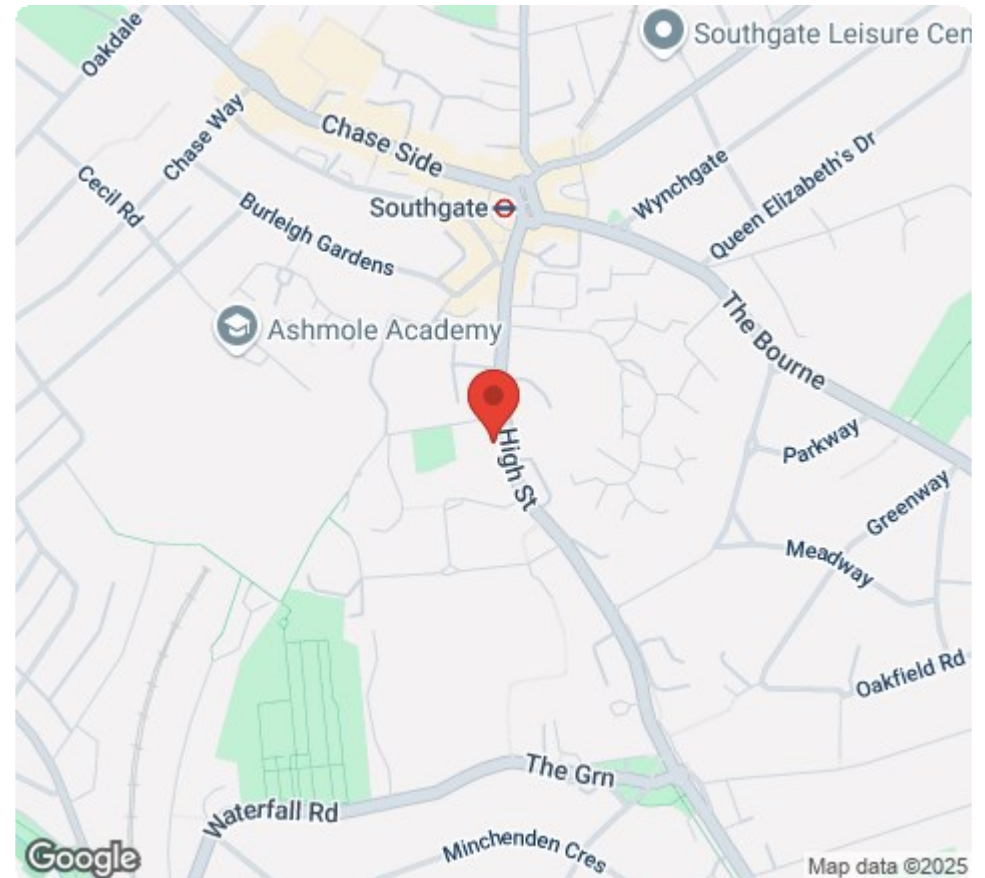


**THE LODGE, BRAMFORD COURT, HIGH STREET
LONDON N14**



APPROX. GROSS INTERNAL FLOOR AREA 710.63 SQ. FT / 66.02 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. FLOOR PLANS ARE NOT DONE TO "SCALE".



998 Years Lease Remaining
Service Charge: £1,000 PA
Ground Rent: £200 PA

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

**harris &
company**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

106 Chamberlayne Road, Kensal Rise
London NW10 3JN

info@harrisandcompany.co.uk

www.harrisandcompany.co.uk

020 8969 1333