



**PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.**

#### Important Notices:

##### Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

##### Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

#### Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

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WILLIAMSON  
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## Chandos Court, Southgate, London, N14 7AA

- **OIRO £440,000 Share of Freehold with Vacant Possession**
- **Two/Three bedroom first floor flat (With third bedroom currently configured as dining area)**
- **Chain free**

Excellent first floor flat in a well maintained block. The property is ideally located for commuters with Southgate tube station a short walk away. Approx 84.90m<sup>2</sup> (913.85ft<sup>2</sup>).



The property is located in Chandos Court, a quiet block built in the 1930's next to Southgate Green. Ideally located to take advantage of the local amenities in Southgate together with the surrounding open spaces of The Green. The property is also close to St Monica's and Walker primary schools, both being a short walk away. Southgate underground station is within a ten minute walk (Piccadilly Line). Palmers Green station (British Rail) is within a twenty minute walk with regular services to London Moorgate and Hertford. There are also regular bus services towards Cockfosters, Enfield and Muswell Hill with bus stop located next to Chandos Court.

This attractive flat is situated on the first floor of a well maintained block. Approximately 85 sqm, the flat overlooks the attractive Green with the Cherry Tree public house and local shops and has views on all four aspects. There is non-allocated off-street parking, which is surrounded by pleasant communal gardens. The flat benefits from a bright reception room and two good sized bedrooms. The third bedroom has currently been converted to a dining room but could be simply converted back to a good sized bedroom. The fitted kitchen has a built in double oven and hob together with a breakfast bar. There is a recently upgraded family bathroom with full-sized bath and fitted shower with screen. A long wide hall running to over 9 metres accesses the rooms, with intercom service to the block's front door. The property benefits from gas central heating. The property has been priced to take into account works a buyer will need to carry out to bring up to a modern standard.

### Accommodation

(all sizes approximate)

#### Kitchen

3.76m (12'4") x 2.90m (9'6")

#### Living Room

4.81m (15'9") x 3.70m (12'2")

#### Dining Area/Bedroom 3

3.98m (13'1") x 2.14m (7'0")

#### Bedroom 1

5.41m (17'9") x 3.03m (9'11")

#### Bedroom 2

4.26m (14'0") x 2.41m (7'11")

#### Bathroom

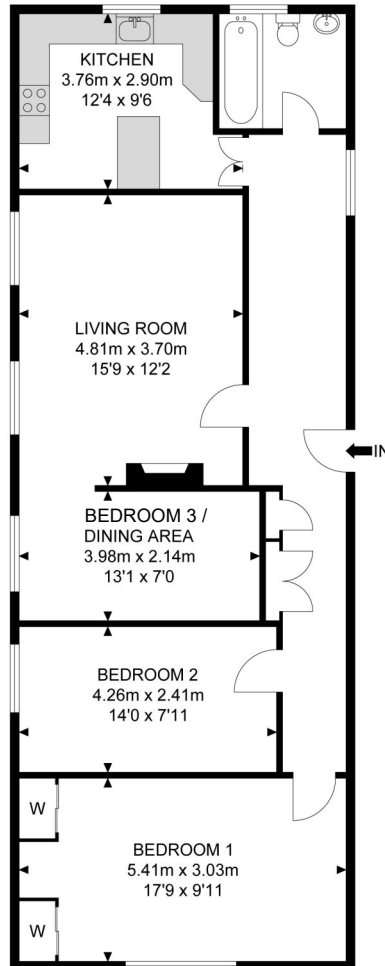
Bath, Toilet and basin.

#### Gross Internal Area

84.90m<sup>2</sup> (913.85ft<sup>2</sup>)







1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 913.85 SQ FT / 84.90 SQM

**Terms**

Offers above **£440,000** are invited for the share of freehold with vacant possession.

**EPC**

The property has a rating of 68 which puts it in band D.

**Council Tax**

The property falls within the London Borough of Enfield and is in council tax band D. For the period 2023/2024 the council tax payable would be £1,952.44.

**Service Charge**

The service charge for the period 1st Jan —31st Dec 2024 amounts to £1,900.

**Lease**

999 years from 1995.

**Viewings** By appointment only.

**Sales Agents**

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[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

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