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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**Laburnum Close, N11**

**£1,400** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Laburnum Close, N11

£1,400 Per

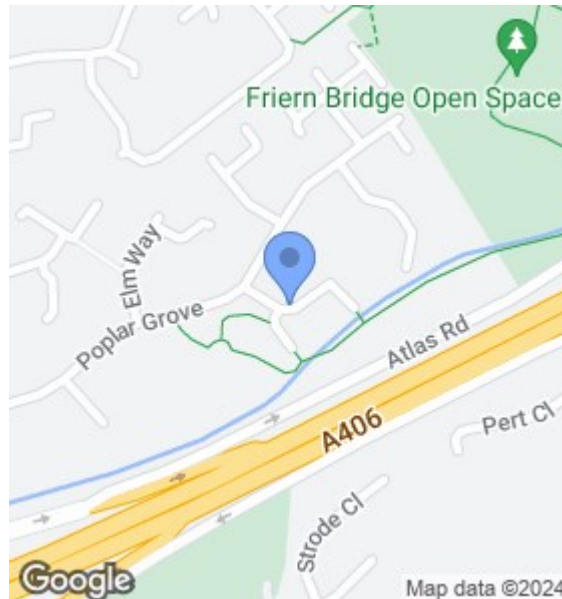
## Description

A one bedroom apartment located on the ground floor of a popular modern development. The property comprises a large lounge, a fitted kitchen, a modern bathroom and a double bedroom. The property also benefits from double glazing / gas central heating and resident parking.

Conveniently located within close proximity to New Southgate and Muswell Hill, with easy access to the A406. Arnos Grove tube and New Southgate train are easy to get to.

## Key Features

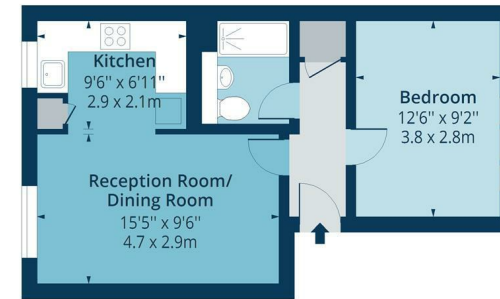
<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Barnet
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

### Laburnum Close, N11

Approx. Gross Internal Area 434 Sq Ft - 40.32 Sq M




### Ground Floor

Floor Area 434 Sq Ft - 40.32 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.