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

Quotes taken from independent  
Google reviews 2006 to 2016



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## Poplar Grove, New Southgate N11

**£1,400** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Poplar Grove, New Southgate N11 £1,400 Per

## Description

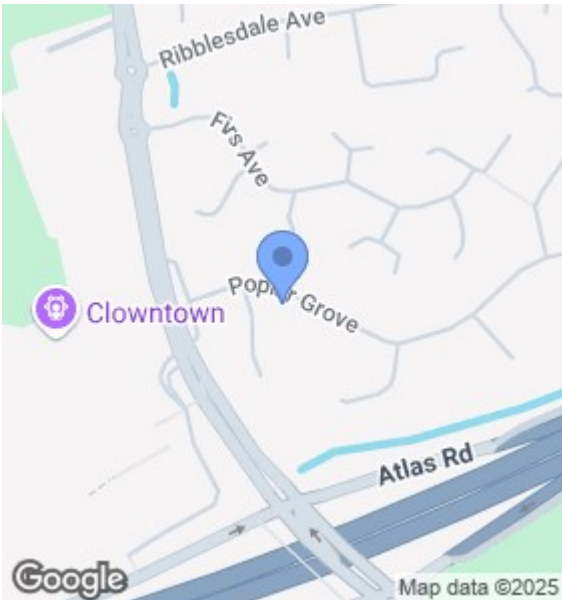
A nicely present one bedroom apartment located on the ground floor of a popular modern development. The property comprises a large open plan reception room with modern integrated kitchen, a contemporary bathroom, and a double bedroom. The property also benefits from double glazing and gas central heating, and comes with parking for residents.

Conveniently located, offering easy access to nearby transport links such as the A406 and New Southgate train station. Local hotspots such as Friern Barnet and Muswell Hill are nearby and easy to get to.

## Key Features

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

## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.