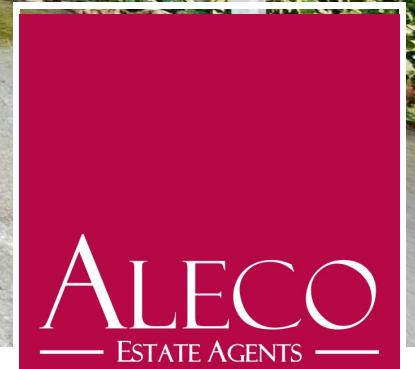




Denver Lodge

Southgate, N14 4PL

£450,000



Welcome to Denver Lodge

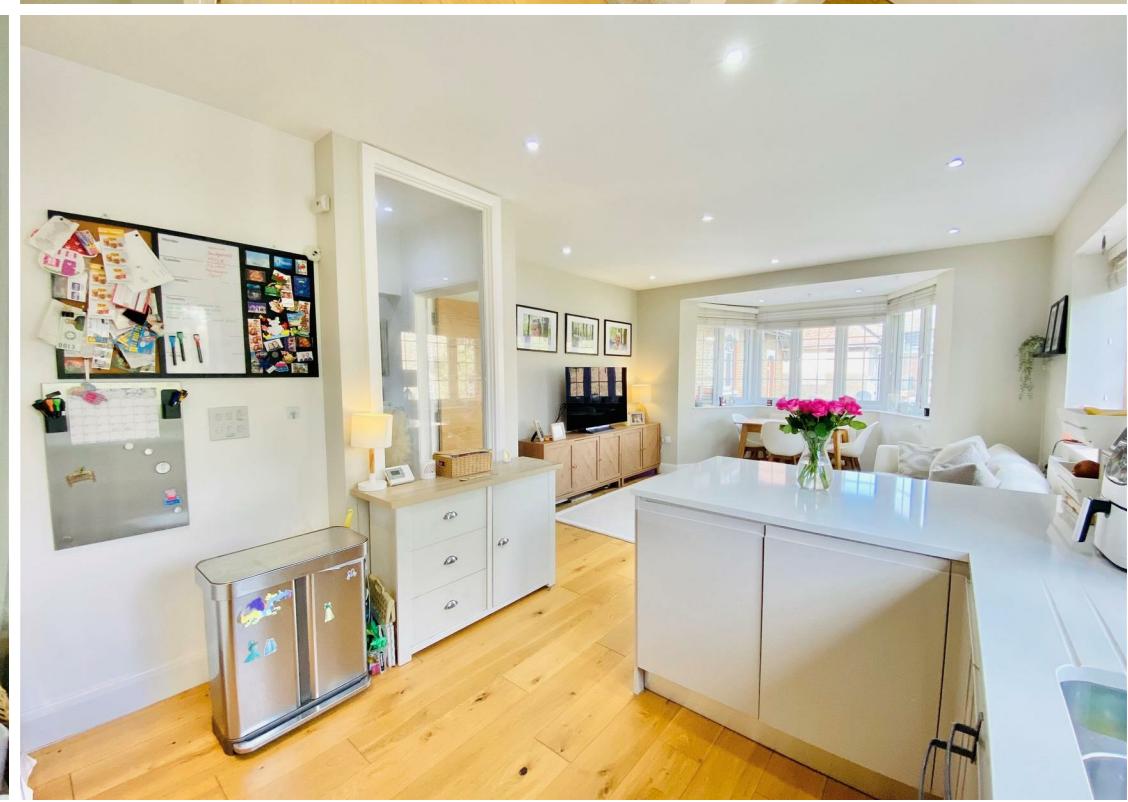
Southgate, N14 4PL

Nestled in the desirable area of Chase Side, Southgate, this immaculate two-bedroom first-floor split-level apartment offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a spacious open-plan kitchen and living room, designed to create a warm and inviting atmosphere. The modern fully fitted kitchen is a delight for any home cook, providing ample space and contemporary appliances.

The apartment features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The modern bathroom is tastefully designed, ensuring a relaxing retreat at the end of the day. Additionally, a convenient WC adds to the practicality of the layout.

One of the standout features of this property is the rear garden, which is for sole use, providing a private outdoor space perfect for enjoying sunny days or hosting gatherings. Furthermore, the apartment comes with allocated parking for one car.

Location is key, and this property does not disappoint. It is within walking distance to Southgate tube station, making commuting to central London a breeze. The vibrant high street, with its array of shops, cafes, and restaurants, is also just a short stroll away, ensuring that all your daily needs are easily met.







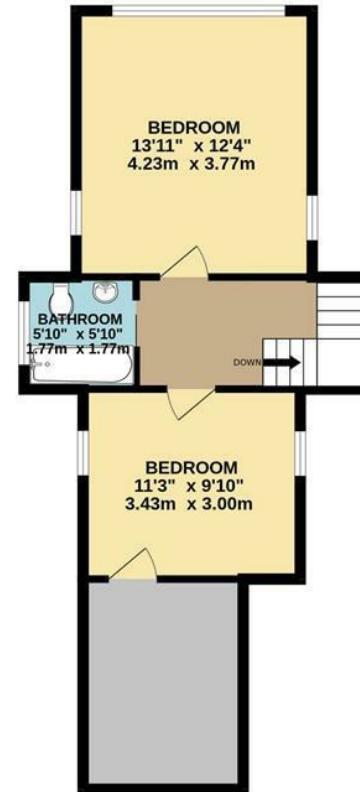
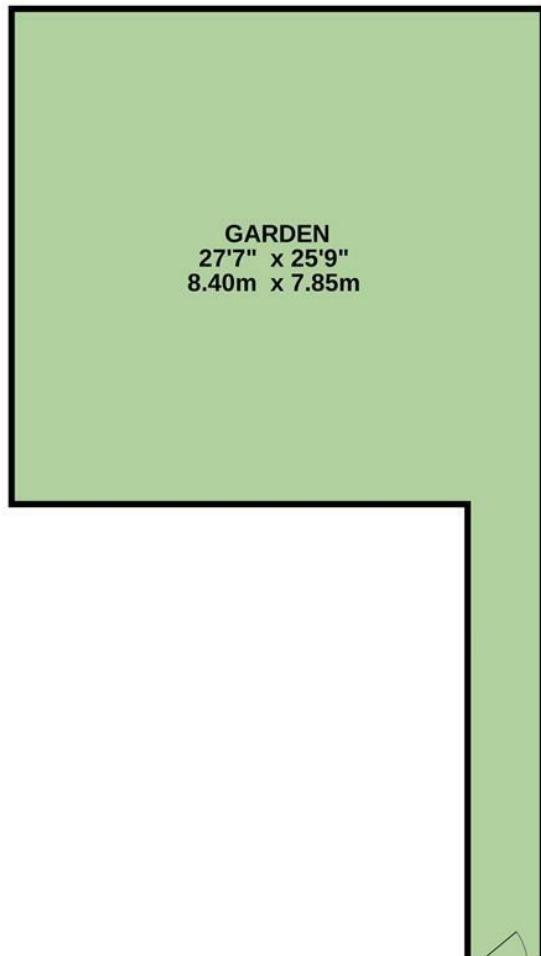


Floor Plan

GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.

2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

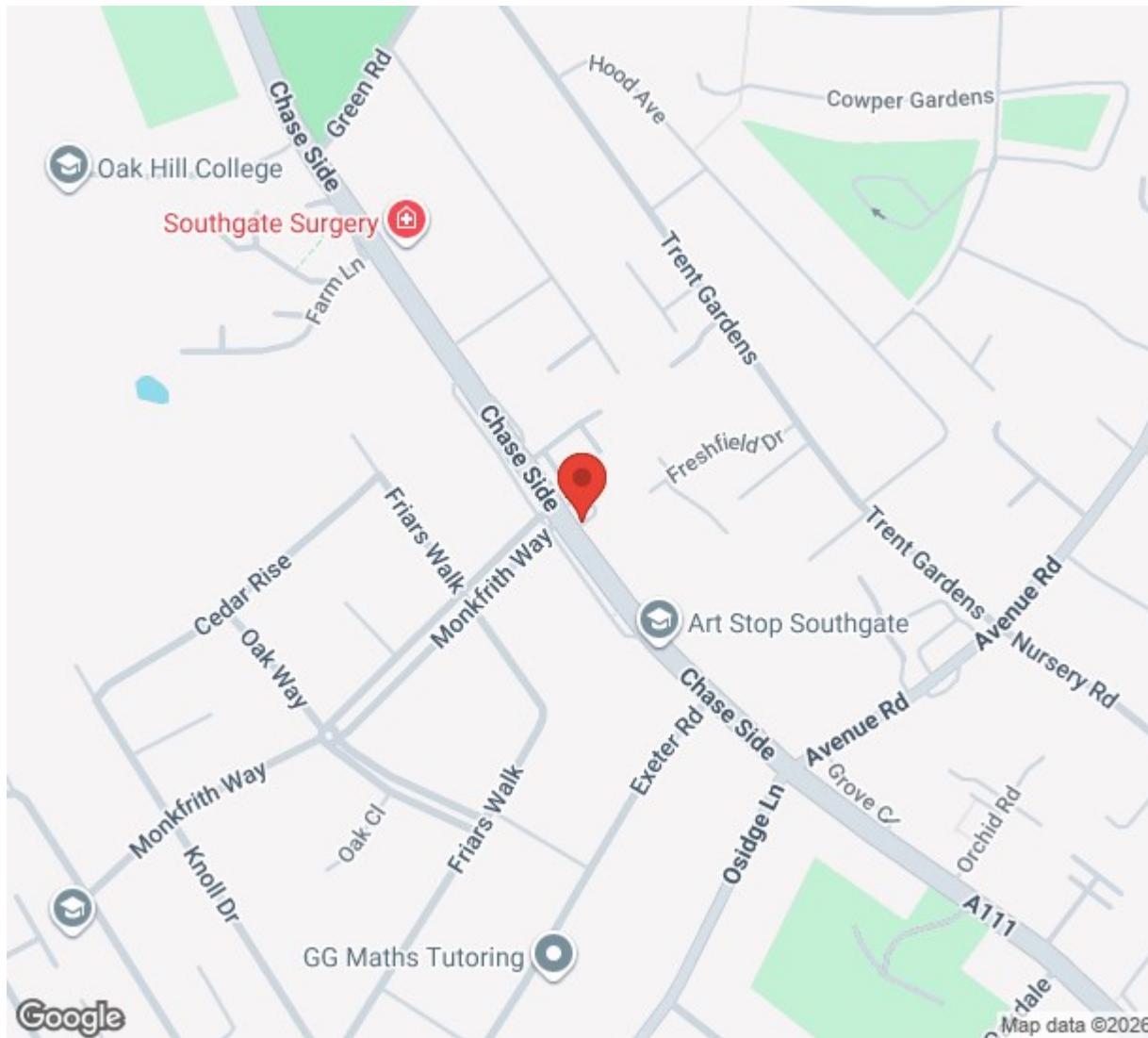


TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

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 person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

