



**Arlington Road**

**Southgate, N14 5BA**

**£750,000**





# Welcome to Arlington Road

Southgate, N14 5BA

Aleco Estate Agents are delighted to present for sale this 3 bedroom end of terraced house located on Arlington Road in Southgate. This property is ideally positioned within the catchment area for the highly regarded Ashmole Academy, making it an excellent choice for families seeking great schools.

The house features three well proportioned bedrooms, providing ample space for family living. Although the property is in need of modernization, it offers a fantastic opportunity for buyers to put their own stamp on it and create a home tailored to their tastes.

One of the standout features of this property is the large rear garden. Additionally, there is rear garage access via a service road, adding convenience for parking and storage.

Situated just a short walk from Southgate tube station, which operates on the Piccadilly Line, commuting to central London is both easy and efficient. The surrounding area also boasts a variety of social amenities, ensuring that all your daily needs are within reach.

















# Floor Plan

GROUND FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

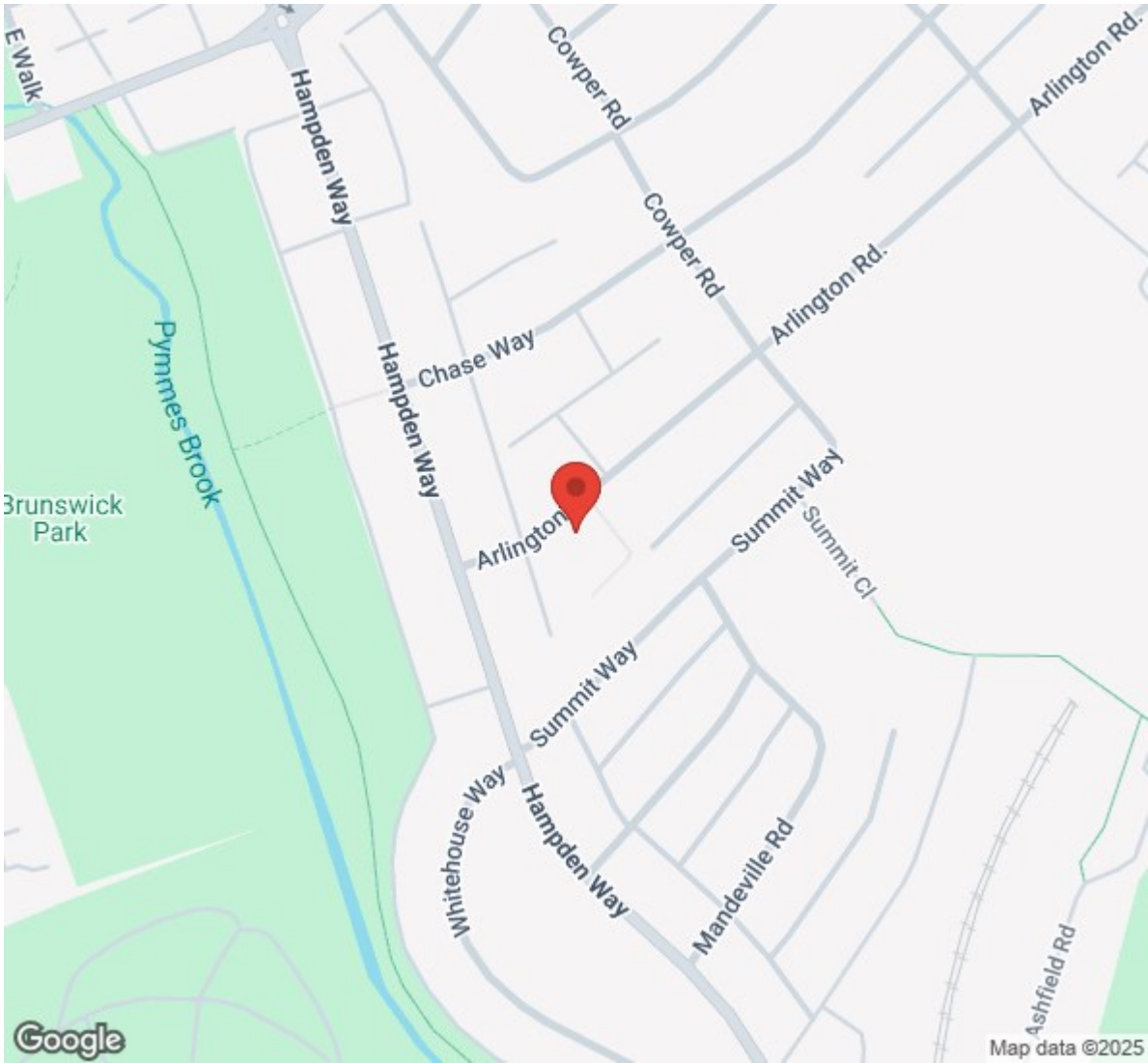


TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

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.

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