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# Montmorency Gardens, New Southgate, N11

OIEO £325,000

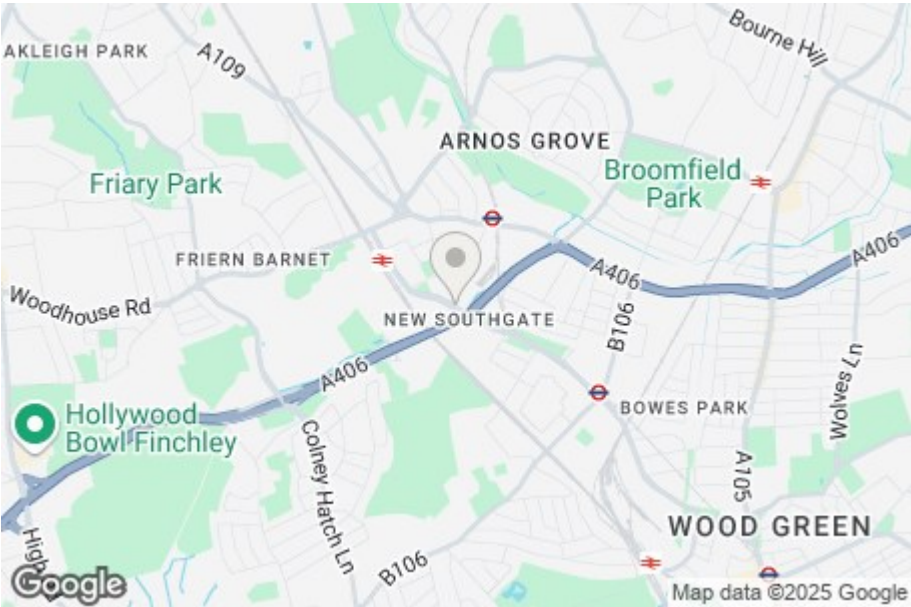
1 Bedroom 1 Bathroom 1 Reception

## Key Features

- One Double Bedroom
- Fifth Floor Apartment
- Modern Open Plan Kitchen/Reception
- Private Balcony
- Electric Heating
- Garage Available to Purchase

## Other Information

Tenure: Leasehold  
Length of Lease: 110 Years  
Ground Rent: £300.00 P/a  
Service Charge: £1,980.00 P/a  
Council Tax Band: C

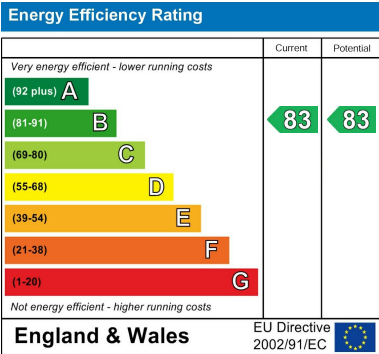


## Nearest Stations

Arnos Grove Station	0.3 miles
New Southgate Station (Great Northern Line)	0.3 miles
Bounds Green Station	0.3 miles

## Property Description

Situated in a modern lift serviced block and within walking distance to New Southgate Railway Station and Arnos Grove Station is this contemporary one double bedroom fifth floor apartment. The property is offered chain free and benefits from an approx. 26ft reception room complete with a modern fitted kitchen with integrated appliances and wooden flooring, leading to a private balcony with access to the bedroom while overlooking the communal gardens. Further benefits include a tiled three-piece bathroom suite, ample storage, fitted wardrobes in the bedroom, a use of communal gardens and garage available to purchase. To really appreciate the size, location and condition of this property, an internal viewing is highly recommended through the vendors main agents, Adam Hayes Estate Agents.





**Approximate Gross Internal Area**  
**611 sq ft - 57 sq m**



## Fifth Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.