



# The Poplars, Southgate

Guide Price £400,000

**Havilands**

the advantage of experience





- 3 BEDROOM 2ND (TOP) FLOOR APARTMENT
- Convenient for OAKWOOD and COCKFOSTERS UNDERGROUND (PICCADILLY LINE)
- Catchment of DE BOHUN PRIMARY SCHOOL
- Walking Distance to Cockfosters High Street
- Close to Open Spaces including Bramley Sports Ground and Trent Park
- Cul-De-Sac Location
- Kitchen/Diner
- Balcony Overlooking Green Space



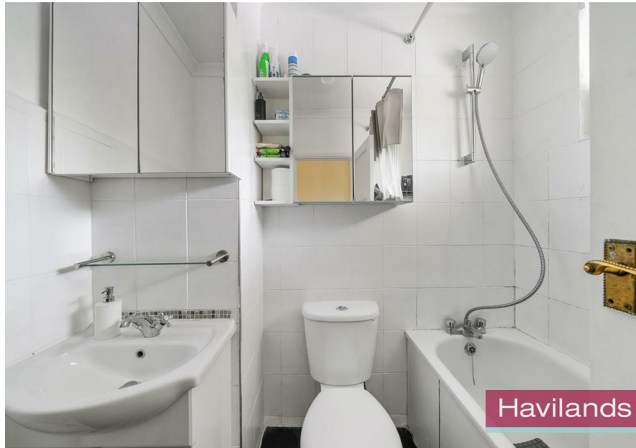
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



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**\*\*Guide Price - £400,000 - £425,000\*\***

Havilands are pleased to present this 3 BEDROOM 2ND (TOP) FLOOR APARTMENT in a cul-de-sac location off of Bramley Road. The property is comprised of reception room with balcony and pleasant views out over green space, kitchen/diner, 3 bedrooms and family bathroom. Conveniently located for both OAKWOOD and COCKFOSTERS UNDERGROUND STATIONS (PICCADILLY LINE) and catchment of DE BOHUN PRIMARY SCHOOL. Walking distance to Cockfosters High Street with its independent cafes and restaurants. And close to open spaces including Bramley Sports Ground and Trent Park. Viewing highly recommended.

Leasehold information -

Lease Remaining: 85 years remaining

Service Charge: £97 pcm

Ground Rent: Peppercorn

Local Authority: Enfield Borough

Council Tax Band: D (£2,065.48 24/25)

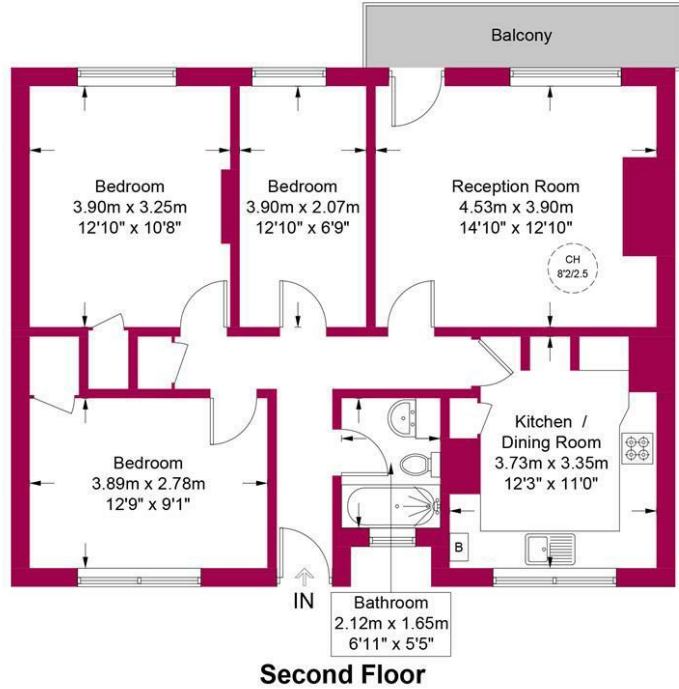
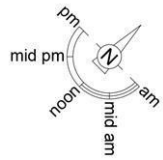
EPC: TBC

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# The Poplars, N14

Approximate Gross Internal Area = 842 sq ft / 78.2 sq m



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



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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