

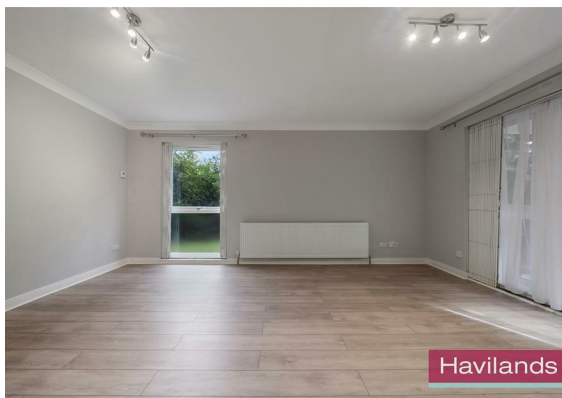


Grange Gardens, London

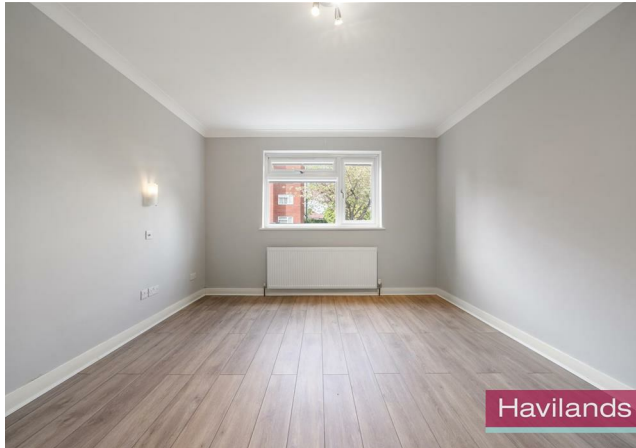
£450,000

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- Two Bedroom Apartment
- Ground Floor
- Chain Free
- Private Terrace
- Communal Gardens
- Off-Street Parking
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Ashmole & Osidge Primary Schools
- Within Catchment of Ashmole Academy
- Grovelands Park Nearby



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM, GROUND FLOOR APARTMENT located within Grange Gardens, N14. Nestled on a quiet cul-de-sac moments from central Southgate, the property offers 775sqft of living space and is comprised of: two double bedrooms, spacious lounge, kitchen and family bathroom. The property also benefits from a small private terrace leading onto the communal gardens and off-street parking.

The property is within walking distance of Southgate Underground Station (Piccadilly) offering direct rail links into central London with connections to Overground, Thameslink & National Rail services. Additionally, the property is within easy reach of a myriad of local shops and amenities in Southgate town centre as well as Asda & M&S Food Stores and Southgate Leisure Centre.

An ideal starter home, the property falls within the catchment area of a number of sought after local schools including Ashmole & Osidge Primary Schools as well as highly desirable secondary schools including Ashmole Academy.

There is additionally plenty of green space nearby with the ever popular Grovelands Park a short walk away offering a range of social and leisure activities throughout the year. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Lease Length: TBC

Lease Remaining: TBC

G/Rent: TBC

S/Charge: TBC

Local Authority: Enfield Borough

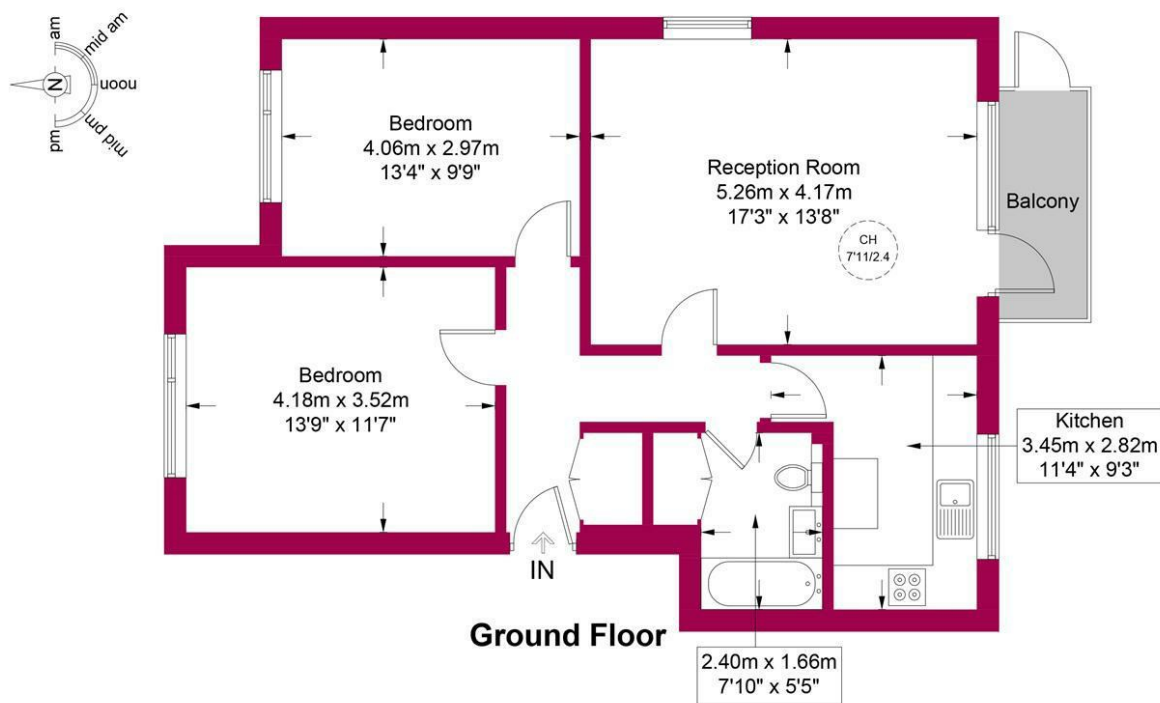
Council Tax: Band D (£2,164.02 25/26)

EPC: Current 73(C); Potential 77(C)

For more images of this property please visit havilands.co.uk

Grange Gardens, N14

Approximate Gross Internal Area = 775 sq ft / 72.0 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

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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.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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