



Freshfield Drive, N14

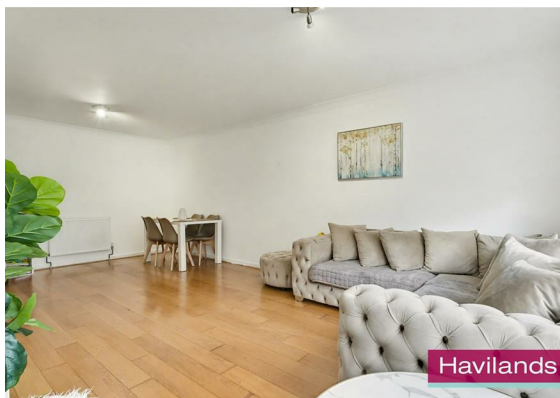
£385,000

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- Two Bedroom, Ground Floor, Apartment
- Private Raised Balcony
- Within Easy Reach of Southgate Station (Piccadilly Line)
- Long Lease - 999 Year Lease
- Close to Green Spaces including Oak Hill Park and Grovelands Park
- Convenient for Several Sought After Schools



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



Havilands are pleased to offer For Sale, this TWO BEDROOM APARTMENT located within Freshfield DRIVE, N14. Located on a quiet cul-de-sac this purpose built ground floor apartment offers 740sqft of living space and is comprised of: Two Bedrooms, Family Bathroom, Lounge/Diner and Kitchen. The property also benefits from a private (raised) balcony with a remaining lease of 999 years.

The property is well placed for commuters with Southgate Underground Station (Piccadilly) within walking distance offering direct rail links into central London. Additionally there are connections to Overground, Thameslink and National Rail services en-route. The property is also well placed for access to both the A406 and M25 offering excellent road links across the Borough and Greater London.

For those considering schooling options, the property calls within catchment of a number of sought after schools including Osidge, Monkfrith & West Grove Primary Schools, with Ashmole Academy & Southgate Schools both nearby.

Within easy reach of the property are a wide array of shops and amenities in Southgate high street along with a number of bars, restaurants and cafes. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 999 Years

Local Authority: Enfield

Council Tax Band: D (2025/26 £2,164.02)

Ground Rent: £0

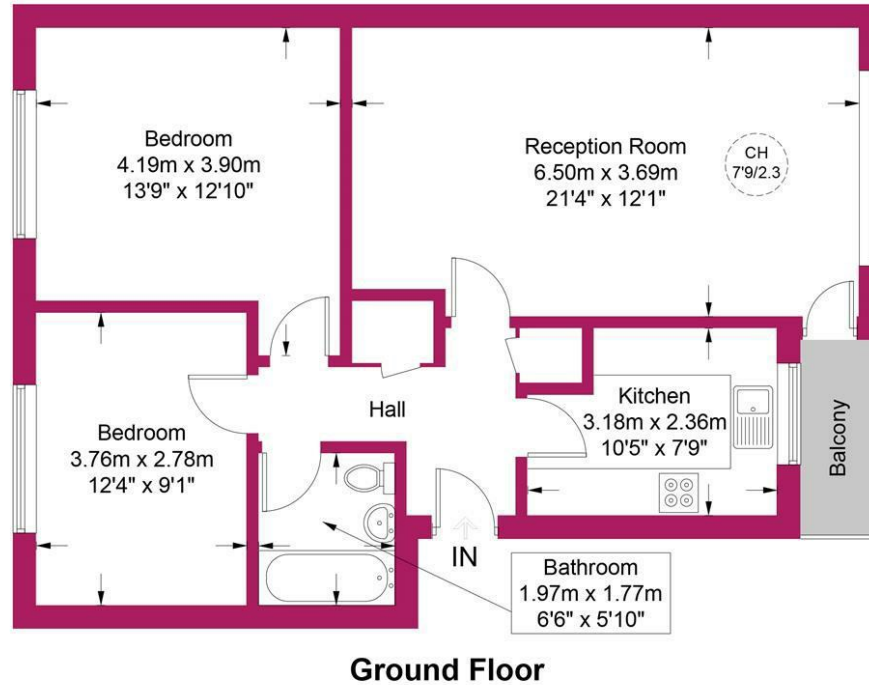
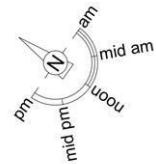
Service Charge: £1312 PA

EPC: Currently 77C Potentially 79C

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Approximate Gross Internal Area = 740 sq ft / 68.8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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**

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come by and meet the team

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

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