



Montmorency Gardens, N11 1FG

Guide Price £475,000
Leasehold



Montmorency Gardens N11

Presented to the market chain free, a modern two double bedroom, two-bathroom apartment with south-facing private balcony in the heart of Arnos Grove.

Arranged over 795 SQ FT/ 73 SQ M of internal living space and set on the seventh floor enjoying sweeping views, the flat opens up into a central hallway providing access to all rooms and benefitting from two useful built-in storage cupboards. Towards the rear, the main double bedroom with two dual aspect casement windows flooding the room with natural light. Built-in wardrobes and an en-suite shower room provide a touch of practicality. Next door, a modern three-piece bathroom suite with shower/bath, large, heated towel rail, and mirrored storage cabinet.

To the front, a spacious open-plan kitchen/reception room with full width, floor to ceiling windows and uninterrupted views; bespoke café-style shutters add to the homely feel and the south-facing aspects ensure wonderful natural light all day. There's enough space for a nice division between lounge and dining, with the kitchen offering a range of neutral wall and base units including room for all essential appliances. The space further benefits from access to a south-facing balcony; a perfect spot for enjoying the sun and extensive views.

Next door, another great sized bedroom with large casement window looking out onto the balcony.

The flat further benefits from a car parking space in the underground carpark and communal grounds.

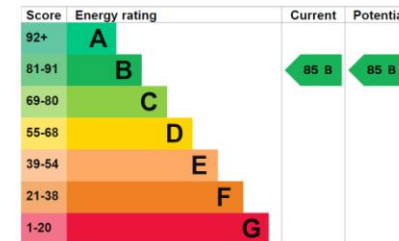
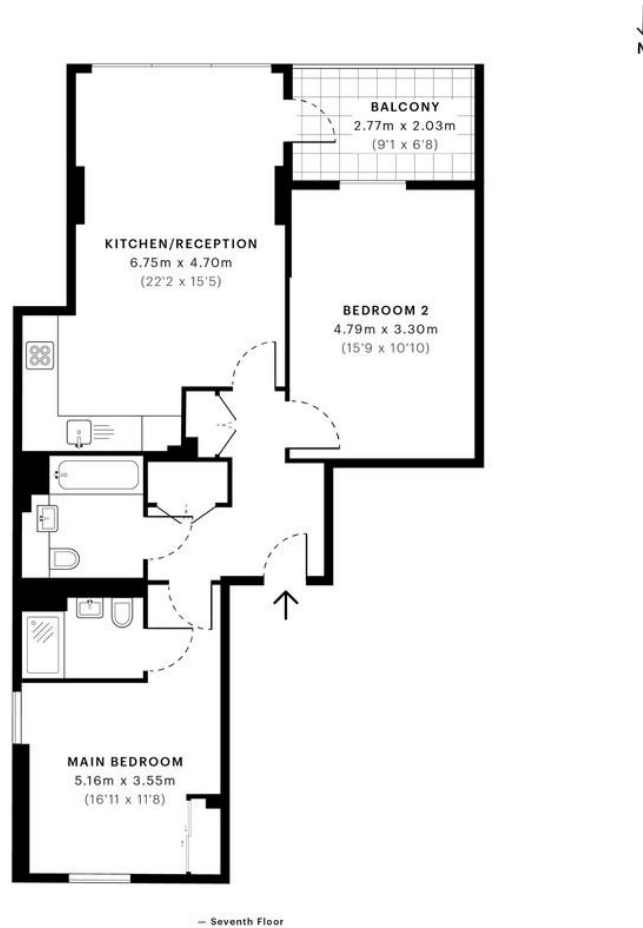
Montmorency Gardens is a modern development in the in the heart of Arnos Grove, perfectly placed to take full advantage of the great selection of shops, restaurants, and cafes in the area which are all within easy walking distance. It will also benefit from a gym due to open soon. Local transport links include an array of bus routes, Arnos Grove Tube station for Piccadilly Line and New Southgate Station for National Rail services. With the potential of further gaining in convenience once the Crossrail 2 plans are realised.

One of the highlights of the area is Arnos Park only a short stroll away from the property, a perfect spot for outdoor activities, picnics, and relaxation. The park features a beautiful lake, a playground, and plenty of open space for sports and games.

Modern development | Two double bedrooms | Two bathrooms | Allocated parking in carpark | Located on the 7th floor with sweeping views | Private, south-facing balcony | Fantastic light throughout the day | Move-in condition | Great storage | Fully double glazed - EPC B | Convenient location for local amenities, transport and green spaces







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General Contact

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GROSS INTERNAL AREA (GIA)
The footprint of the property
73.89 sqm / 795.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.32 sqm / 756.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.55 sqm / 59.74 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.68 sqm / 868.43 sqft
IPMS 3C RESIDENTIAL 77.78 sqm / 837.22 sqft

spec id: 61dc33ca6bbedd0db74e1b86



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

