



**2 Bed
Apartment
located in London**

£399,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Park Road
London
N14 6HB

We are pleased to present this spacious 2/3 bedroom duplex apartment in a prime location being close to all local amenities. Situated on the ground floor and occupying nearly 1100sqft the living accommodation is flexible and spacious. The property also benefits from a 106 year lease and is offered Chain Free.

Wooden front door which opens into:

HALLWAY

Spotlights to ceiling. Wall mounted consumer unit. Wood laminate flooring. Single radiator. Entry phone system. Turn flight stairs to first floor. Doorway through to:

KITCHEN

Fitted with a range of light wood wall, drawer and base units. Integrated electric oven. Four ring gas hob. and above a stainless steel extractor. Black working surfaces above. Tiled splashbacks. Space for washing machine. Space for dishwasher. Space for fridge and freezer. Tiled floors. Open aspect through to:

LOUNGE

Continuation of wood laminate flooring. Single radiator. White UPVC double glazed doors that lead onto a small ground level outside space. White UPVC double glazed window to front.

BATHROOM

Features a white suite with bath and mixer tap and hand held attachment. Wall hung sink with mixer tap. Top flush WC. Tiled walls. Tiled floor. Single radiator. Spotlights to ceiling. Extractor.

BEDROOM ONE

Spotlights to ceiling. White UPVC double glazed window to front.

MEZZANINE RECEPTION AREA

This provides a mezzanine level with a open plan reception area with spotlights to ceiling. Media points. Single radiator. Galleried aspect which looks onto ground floor reception.

White UPVC double glazed window to front. Further double radiator. Valliant boiler which is concealed within a cupboard. Doorway through to:

BEDROOM TWO

White UPVC double glazed window to front. Spotlights to ceiling.

Leasehold 106 year lease remaining. Council tax band E - Enfield. Service charge £3050 pa, Ground rent £230.93

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

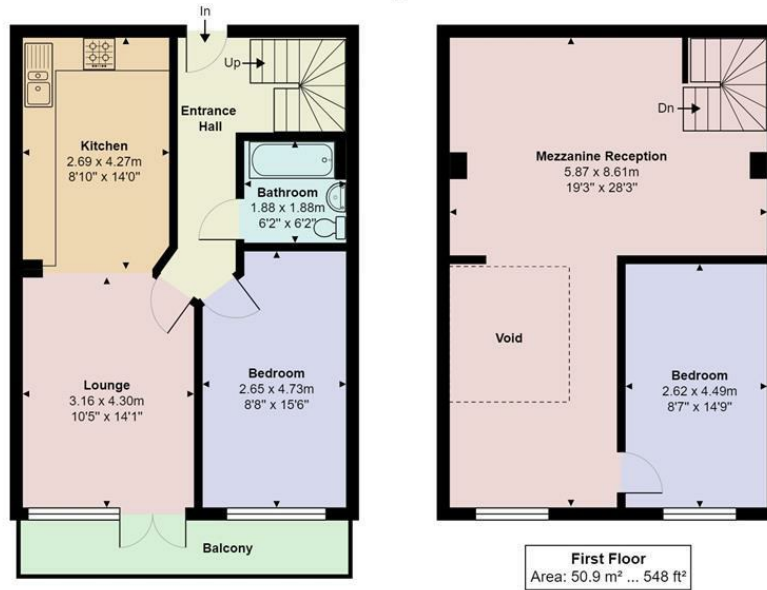






Flat 2, 7 Park Road, London, N14 6HB





Ground Floor
Area: 51.9 m² ... 558 ft²

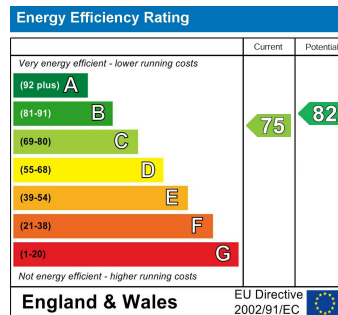
First Floor
Area: 50.9 m² ... 548 ft²



The Ware House, Park Road, Southgate, N14 6HB

Total Area: 102.8 m² ... 1106 ft² (excluding balcony)

All measurements are approximate and for display purposes only



DIRECTIONS

Please refer to google maps using property postcode.

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

