



**1 Bed
Maisonette
located in Southgate**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

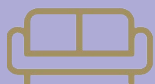
Highfield Court
Southgate
London
N14 4DX



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1



1



£1,475 PCM

A FIRST FLOOR ONE BEDROOM
MAISONETTE with balcony situated in a
quiet location within walking distance of
Southgate underground station, shops,
restaurants and bars.

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situated in a quiet location within walking distance of Southgate
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UPVC Entrance door opens into:

ENTRANCE HALL

Staircase to first floor landing.

LOUNGE/DINING ROOM

16'2" x 11'11"

Double glazed window to front, woodblock flooring, electric wall
heater, French doors to Balcony.

KITCHEN

9'11" x 9'1"

Range of wall and base units provide cupboard and drawer space,
stainless steel one and half bowl sink with mixer tap, 'Stoves' gas
hob, electric under counter oven, washing machine and
fridge/freezer, laminate flooring, built in cupboard housing electric
water tank, double glazed window to rear.

BEDROOM

14'5" x 8'11"

Double glazed window to rear, electric wall heater, built-in
wardrobes.

BATHROOM

White suite comprising panel enclosed bath with mixer tap and wall
shower attachment, pedestal wash hand basin, low level w.c., half
tiled walls, tiled floor, heated towel rail, double glazed obscure glass
window to side.


EXTERIOR

Parking facilities.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures,
fittings and so cannot verify that they are in working order. Before
viewing a property, do please check with us as to its availability and
also request clarification or information on any points of particular
interest to you, to save you any possible wasted journeys.



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

DIRECTIONS

Please refer to Google Maps

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