



TRENT GARDENS, SOUTHGATE, LONDON, N14

Offering for rent, this immaculate 3 bedroom property in the sought after area of Southgate.

The property has been recently refurbished to a high standard and is presented immaculately.

It benefits from 3 bedrooms, 2 separate reception rooms, a well-fitted kitchen with integrated appliances, a modern fully tiled bathroom and a 65ft South-Westerly facing garden to the rear & a driveway offering off street parking to the front.

The property is situated close to local shopping & transport amenities of Oakwood, Cockfosters & Southgate and is within the catchment area of several popular local schools, including; Southgate & East Barnet secondary schools & Monkfrith, DeBohun primary schools.

Available from Late-November and offered furnished, it is ready for someone to make it their own.



ACCOMMODATION

* RECENTLY REFURBISHED TO A HIGH STANDARD * BRIGHT ENTRANCE HALL * 2 SEPARATE RECEPTION ROOMS * MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES * 3 BEDROOMS (2 DOUBLES & 1 SINGLE) * FULLY TILED MODERN BATHROOM * UTILITY CUPBOARD HOUSING WASHING MACHINE & TUMBLE DRYER * OFF STREET PARKING TO FRONT * 65FT SOUTH-WEST FACING GARDEN *

* GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENGINEERED WOOD FLOORING * RING SECURITY CAMERAS * ALARM SYSTEM *

PRICE: £2,750 PER CALENDAR MONTH

ENTRANCE HALL

Bright, airy and neutrally decorated with wooden flooring, access to the dining room, rear reception, kitchen & carpeted stairs leading to the first floor.



REAR RECEPTION / LIVING ROOM 13'6" x 11'1" (4.11m x 3.38m)

Double glazed window to the rear with radiator beneath. Wooden flooring & neutrally decorated.



FRONT RECEPTION ROOM / DINING ROOM 11'6" x 11'2" (3.51m x 3.40m)
Double glazed window to the front with radiator beneath. Wooden flooring & neutrally decorated.



LUXURY KITCHEN 11'1" x 6'1" (3.38m x 1.85m)
Double glazed door to the rear. High gloss handleless wall & base units, quartz worktops & splashback, under-counter oven, electric hob with extractor hood above. Undermount sink with mixer taps & integrated under-counter fridge & freezer.



FIRST FLOOR LANDING



UTILITY CUPBOARD

Set on the first floor, this cupboard is plumbed and fitted with stacked Washing Machine & Tumble Dryer.



BEDROOM 1 13'5" x 10'11" (4.09m x 3.33m)

Double glazed window to the rear with radiator beneath. Carpeted & neutrally decorated.



BEDROOM 2 11'7" x 10'0" (3.54 x 3.06)

Double glazed window to the front with radiator beneath, carpeted and neutrally decorated.



BEDROOM 3 8'11" x 7'1" (2.72m x 2.16m)

Double glazed window to the front with radiator beneath. Carpeted & neutrally decorated.



LUXURY FAMILY BATHROOM

Frosted double glazed window to the rear. Fully tiled, panelled bath with glass shower screen & in-bath shower. Wash hand basin with vanity unit beneath. Wall hung WC with hidden cistern.



GARDEN 65'0 (19.81m)

Approximately 65ft south-westerly facing rear garden, with paved patio leading to lawn area with path leading to the rear and planted borders with mature plants & bushes. 2 sheds to the rear.



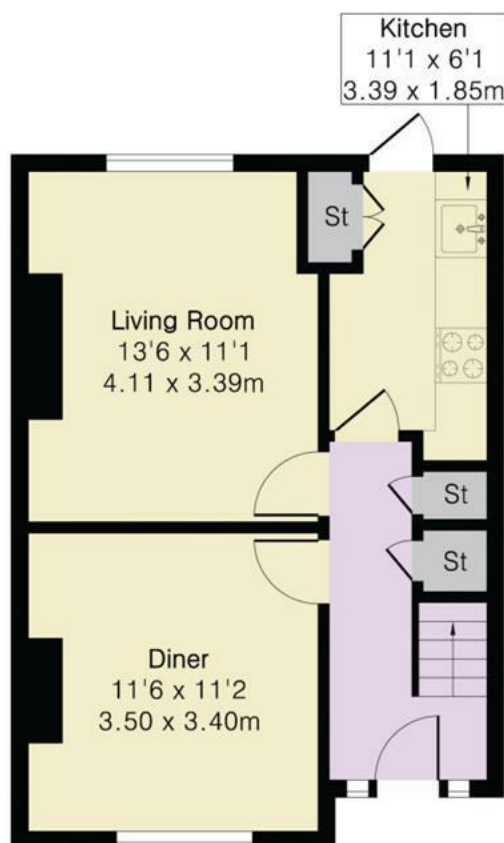
REAR ELEVATION



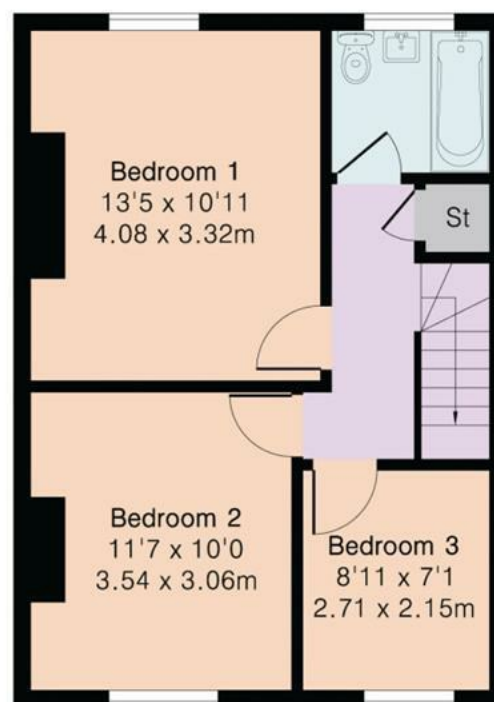
Approximate Gross Internal Area 883 sq ft - 82 sq m

Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 448 sq ft – 42 sq m



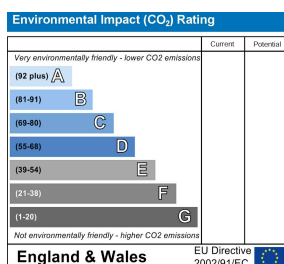
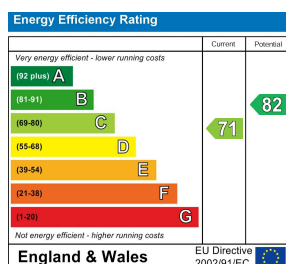
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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