



**Offers in excess of £485,000**

**TENURE : SHARE OF  
FREEHOLD**

**Foxgrove, London, N14**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Addison Townsend**

155 High Street, Southgate, London, N14 6BP

[info@addisontownsend.co.uk](mailto:info@addisontownsend.co.uk) | 02088826828

Website: <https://www.addisontownsend.co.uk/>

**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this wonderful opportunity to acquire this superb and spacious second floor apartment (long leasehold with a share of freehold) in a desirable purpose built block enviably located off Cannon Hill, Southgate.

This property is a large, light, newly decorated and updated two bedroom apartment within this popular modern development surrounded by pleasant communal gardens. The property features a spacious entrance hall, a large separate reception room, a separate fully fitted and integrated kitchen, fitted three piece bathroom and separate W.C. and two large double bedrooms with fitted wardrobes. The property also benefits from a private garage.

Foxgrove is ideally placed for easy access to both Palmers Green mainline station and Southgate underground station which are both within walking distance, offering easy access into central London. The property is situated within the prime Southgate Green area close to Cannon Hill parade, with an excellent variety of shops and restaurants nearby. Other benefits nearby include Broomfield and Grovelands parks and sought after primary and secondary schools, including the highly regarded St.Monicas Primary School which is a mere 0.1 miles away.



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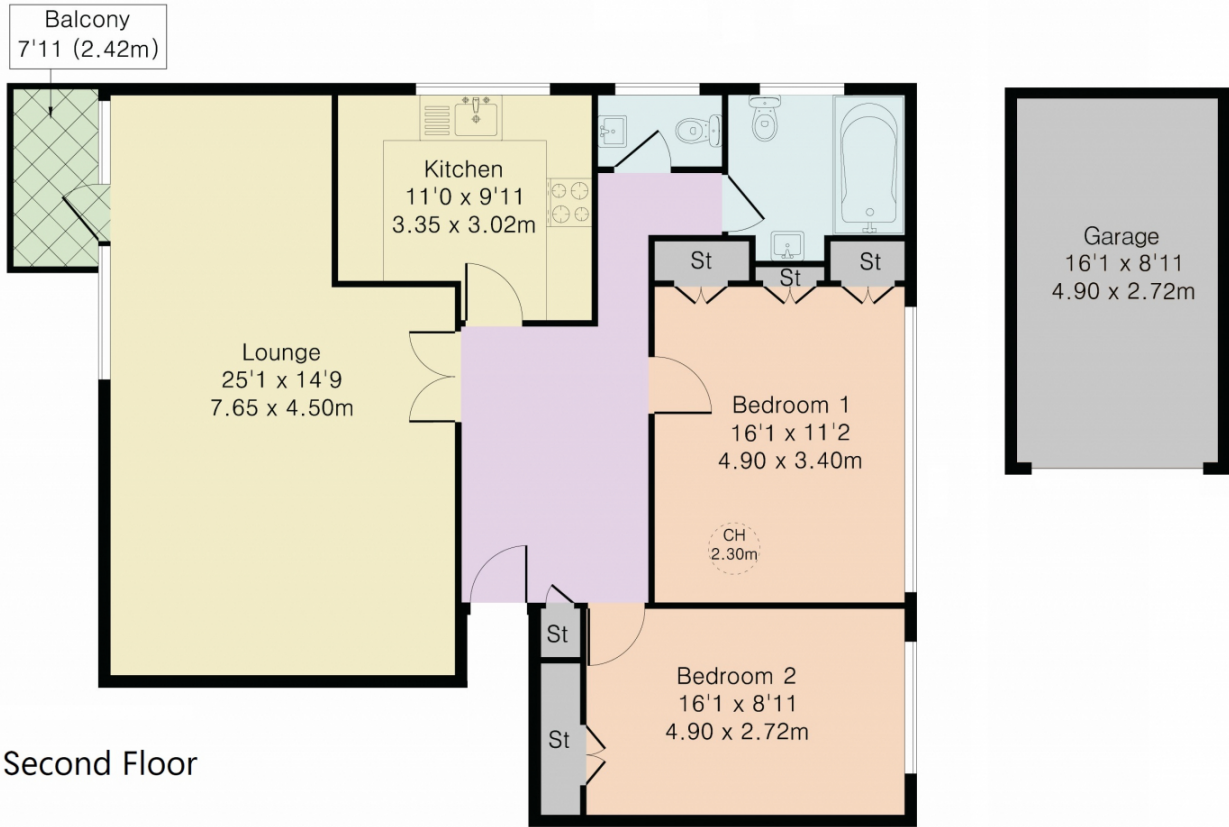


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Approximate Gross Internal Area 1031 sq ft – 96 sq m

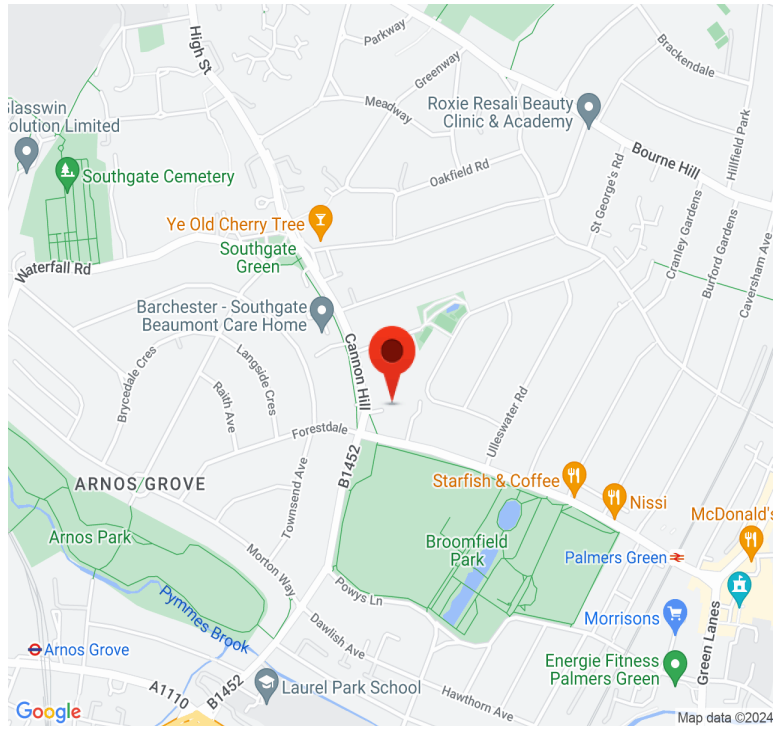
(Garage not included)



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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