



## The Wells, London, N14

Addison Townsend are delighted to offer this lovely terraced house for sale located in a quiet turning in Southgate. The property is situated within 0.3 miles of Southgate Tube Station and is conveniently located within close proximity to local shops, restaurants, gyms, bus routes and Grovelands and Oakwood Parks. The accommodation offers two reception rooms, kitchen, two bedrooms, bathroom and spacious rear garden. Further benefits include gas central heating, double glazing throughout, off street parking and potential to convert the loft to create a third bedroom subject to the usual planning consents.



2 2 1

Tenure : Freehold

Council Tax Banding : E

EPC C

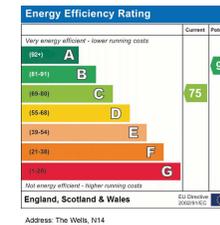
Sq.Ft : 806



Approximate Gross Internal Area 806 sq ft - 74 sq m  
 Ground Floor Area 392 sq ft - 36 sq m  
 First Floor Area 389 sq ft - 36 sq m  
 Outbuilding Area 25 sq ft - 2 sq m



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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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