Charter Way, London, N14

Addison Townsend are delighted to offer this spacious four-bedroom terraced house located in this wonderful residential location within easy access of Southgate Underground stations, in excellent primary and secondary school catchments, within close proximity of Southgate High Street and its wealth of amenities as well as being within walking distance of Oakwood Park and Trent Park. The property offers a spacious front reception room, a well-presented open plan rear reception/kitchen/dining room and guest toilet to the ground floor; the first floor offers four well-proportioned bedrooms with fitted wardrobes to the main and second bedrooms and fitted units to the third and fourth bedrooms, an attractive wet room completes the first floor. Externally the property offers a beautiful private rear garden of approximately 45' with decked patio, laid to lawn and shrub borders. There is the benefit of a wealth of potential for extension to the ground floor and loft subject to planning consent. Offered for sale chain free.
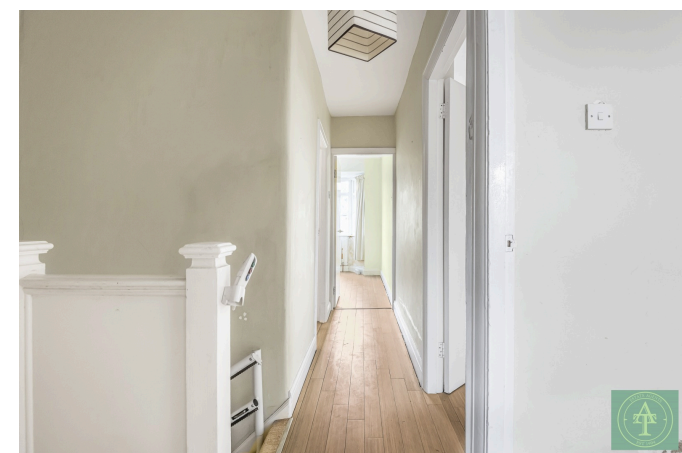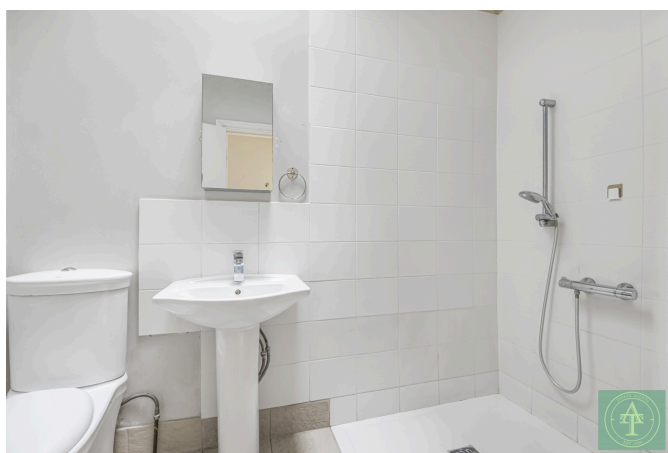
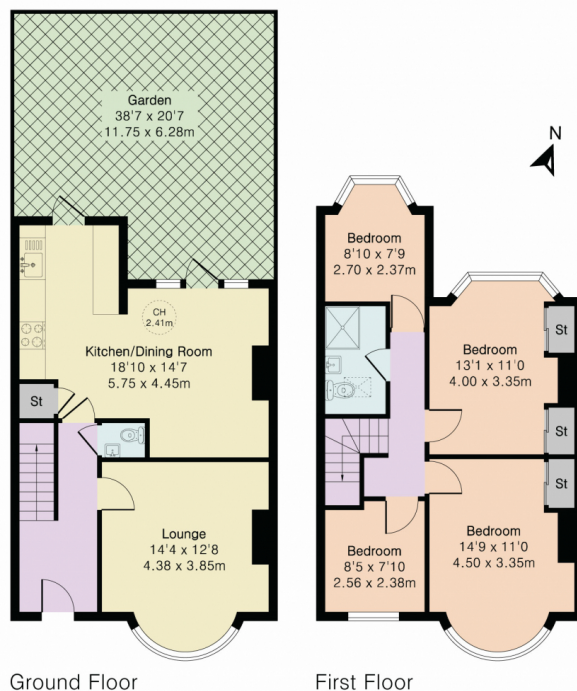**2** **4** **2**

Tenure : Freehold
Council Tax Banding : F
EPC C
Sq.Ft : 1043

Approximate Gross Internal Area 1043 sq ft - 97 sq m
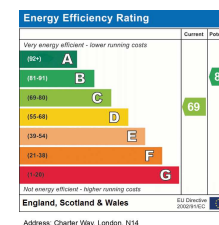Ground Floor Area 515 sq ft – 48 sq m
First Floor Area 528 sq ft – 49 sq m

Garden
38'7 x 20'7
11.75 x 6.28m

N

Bedroom
8'10 x 7'9
2.70 x 2.37m

CH
2.41m

Kitchen/Dining Room
18'10 x 14'7
5.75 x 4.45m

St

Bedroom
13'1 x 11'0
4.00 x 3.35m

St

St

Lounge
14'4 x 12'8
4.38 x 3.85m

Bedroom
8'5 x 7'10
2.56 x 2.38m

Bedroom
14'9 x 11'0
4.50 x 3.35m

Ground Floor

First Floor

PINK PLAN

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.

RICS Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C — 69
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

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England, Scotland & Wales
EU Directive 2002/91/EC

Address: Charter Way, London, N14

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The Property Ombudsman

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