





Bloomsbury Avenue, Southgate, London, N14

Offers in excess of £630,000

Addison Townsend are delighted to offer this beautifully presented split-level maisonette located in this desirable newly built development. The property location is within 0.75 miles of Oakwood Underground Station, a mile of Southgate Underground (Piccadilly Line) Station and within easy access of local parks, transport links and amenities. The property offers beautifully spacious accommodation throughout including a large entrance hall with guest toilet, a front reception and wonderful rear kitchen/dining/living room providing access to the garden. The kitchen is fully integrated and tastefully separated with room dividers. The first-floor accommodation is all accessed off a bright and spacious landing and offers three well-proportioned bedrooms, the main bedroom coming with en-suite shower room and walk in dressing room, there is also a modern family bathroom. Externally the property offers a beautiful rear garden spanning approximately 50' with decked area and off-street parking with electric charging point. This is a stunningly presented property benefitting from warranties to all appliances and an NHBC warranty with 8 years remaining.

Ground rent paid in purchasing amount for the term.



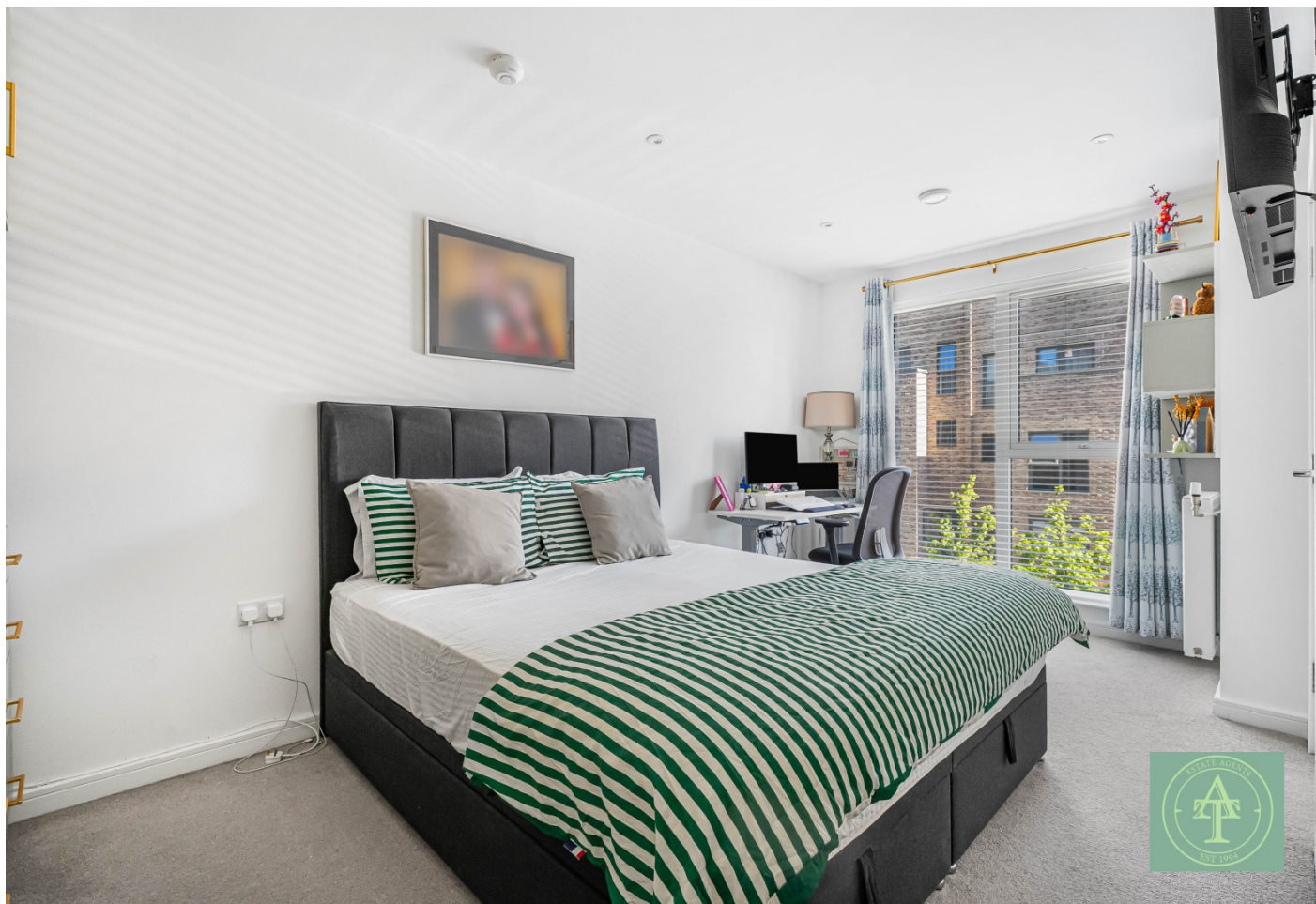
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Tenure : Leasehold

Council Tax Banding : E

EPC B

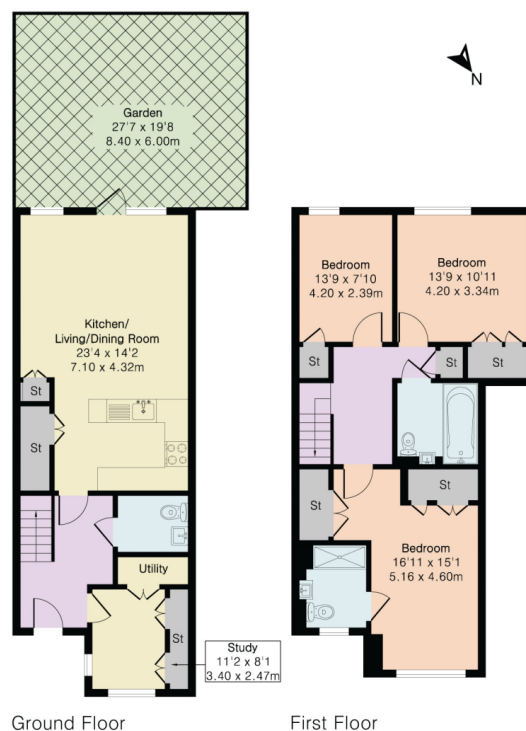
Sq.Ft : 1151



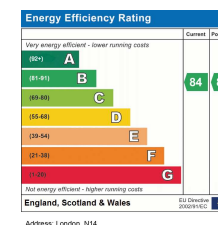
Approximate Gross Internal Area 1151 sq ft - 107 sq m

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 615 sq ft – 57 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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