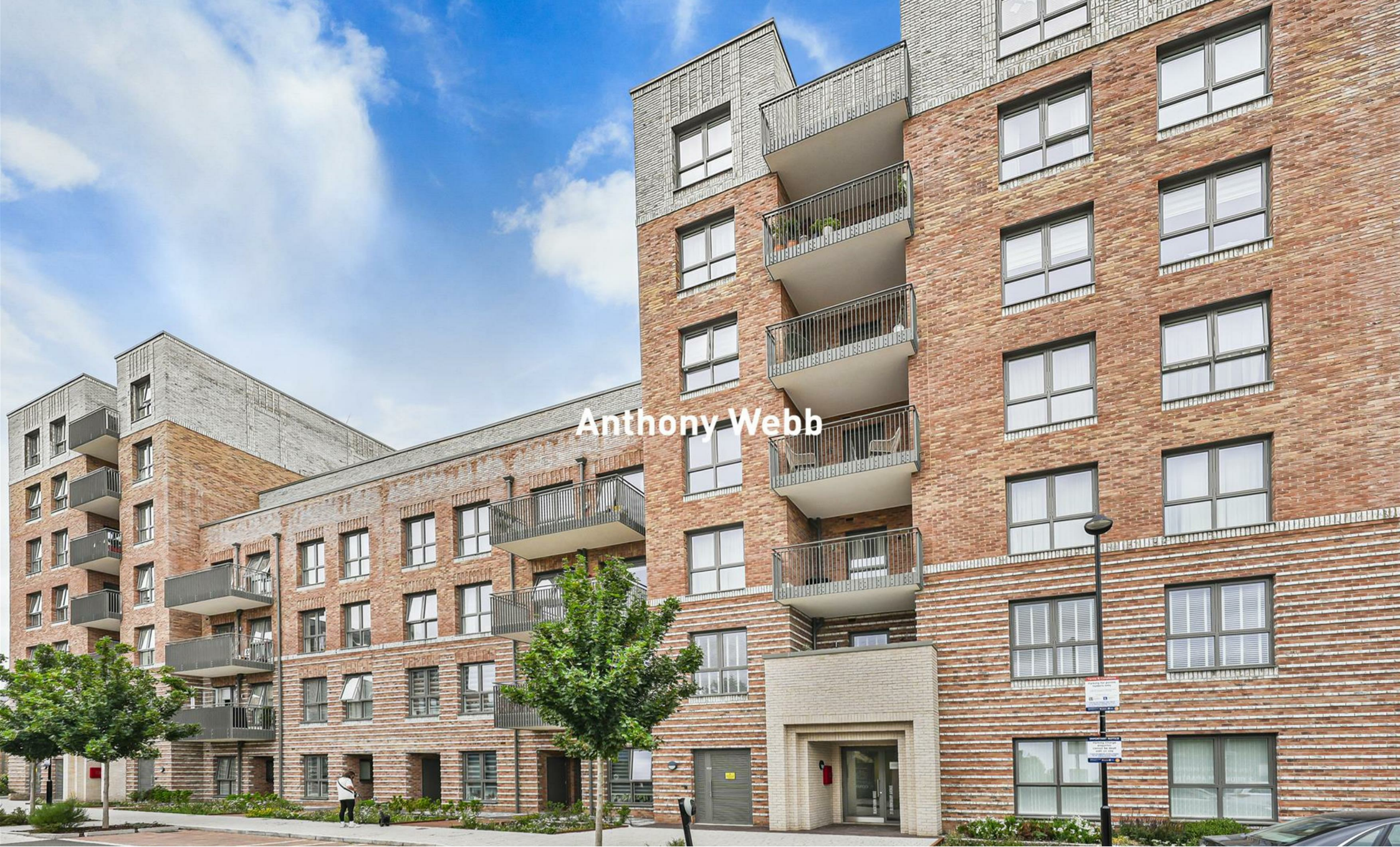




Anthony Webb

Bloomsbury Avenue, London, N14  
£345,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Bloomsbury Avenue, London, N14

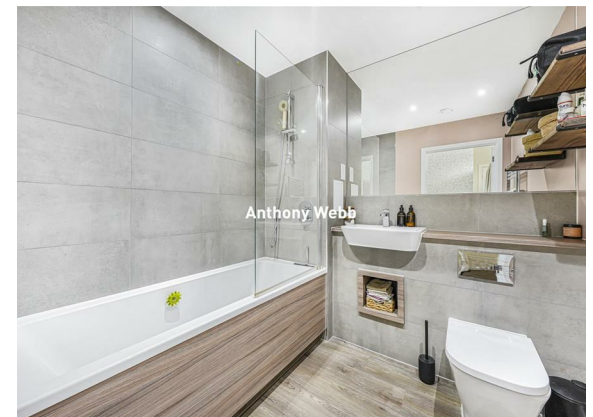
A well presented one double bedroom modern apartment with a private terrace located on the second floor of this purpose built block.

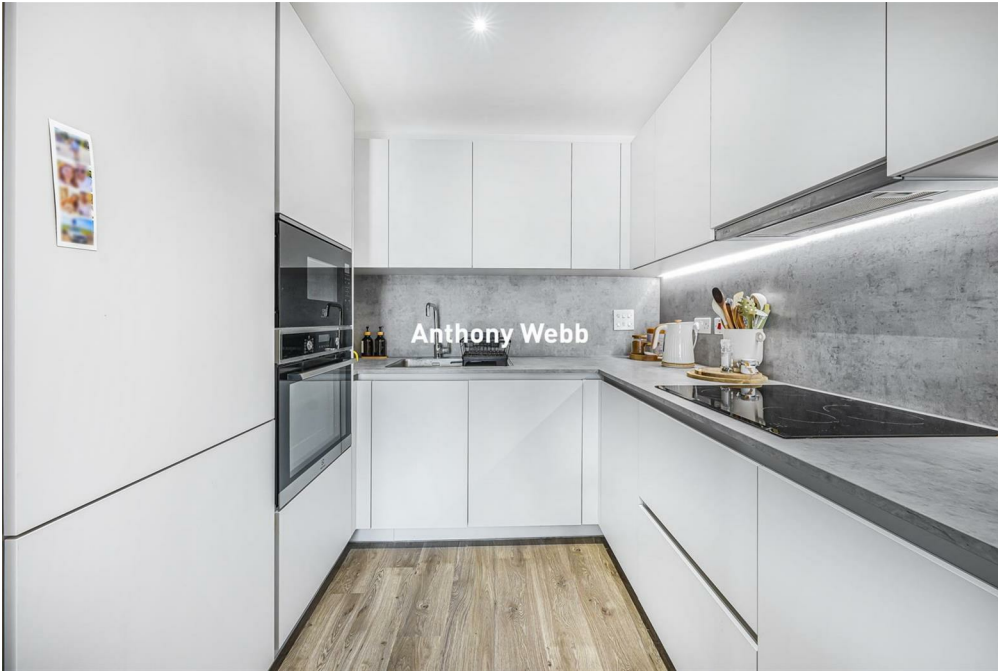
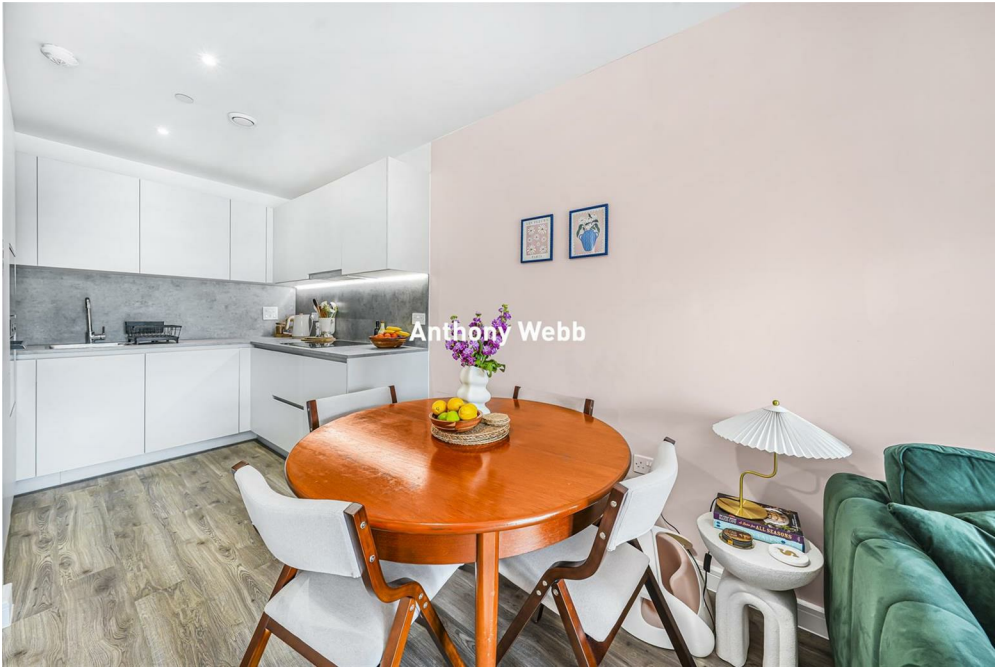
Ideally located, Bloomsbury Avenue enjoys a prime location just a short walk from Southgate Underground Station (Piccadilly line) and a wealth of bus routes offering fast and convenient access to central London. Residents also benefit from a selection of shops, cafés and restaurants along Southgate High Street, while nearby parks provide plenty of green space.

Secure communal entrance with entry phone system • Lift to all floors • Hallway with laminate floor • Spacious open plan living/kitchen space with door to private terrace • Modern kitchen units with integral appliances • Double bedroom with large window • Modern contemporary bathroom • Private terrace • Double glazing •

Enfield council Tax Band C  
Remaining lease 997 years  
Service charge £1759.58 p.a  
Ground rent £0 p.a

- One double bedroom
- Modern second floor apartment
- Open plan living/kitchen space
- Modern kitchen
- Contemporary bathroom
- Double glazing
- Close to shops/station
- Private terrace





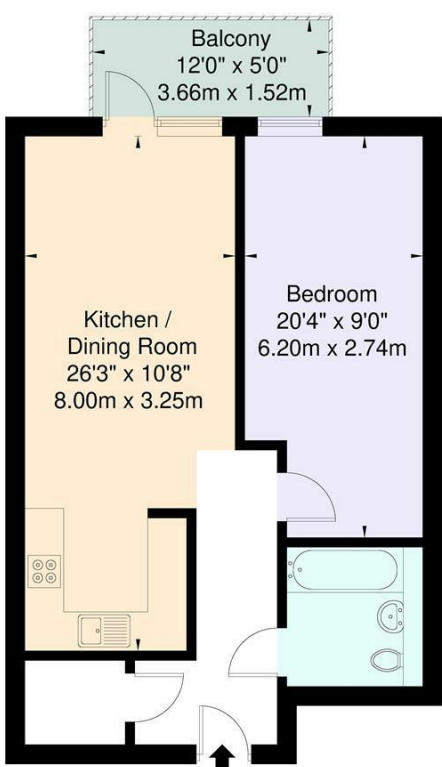
Bloomsbury Avenue  
London  
N14 4FS

Tenure: Leasehold  
Gross Internal Area: 600.00 sq ft



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 86      | 86        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (82 plus) A                                                     |         |           |
| (61-81) B                                                       |         |           |
| (59-80) C                                                       |         |           |
| (39-54) D                                                       |         |           |
| (31-38) E                                                       |         |           |
| (21-30) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

Blackthorn House, Bloomsbury Avenue N14 4FS  
Approximate Gross Internal Area = 55.8 sq m / 600 sq ft



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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