

LEASEHOLD



Maisonette

**22 ORCHID ROAD,
LONDON, N14 5HJ**

Asking Price

£375,000

FEATURES

- Chain Free
- Ground Floor Maisonette
- Two Bedrooms
- Walking distance to Southgate Tube
- Long Lease
- Private Garden
- Cul-de-sac location
- In catchment of Sought After Schools



RASH & RASH

2 Bedroom Maisonette located in London

This charming two bedroom ground floor maisonette on Orchid Road, N14 comes to the market chain free and is ideal for anyone looking for a comfortable home with its own private garden to enjoy.

Set in a friendly and convenient pocket of Southgate, the property is just a short walk from Southgate Town Centre, where you will find a great mix of cafés, restaurants, and local shops, along with the nearby Asda for everyday essentials. Commuting is easy too, with Southgate Piccadilly Line station close by, giving quick links into central London.

Inside, the home has a welcoming feel, with a bright reception room, two bedrooms, a separate kitchen, and a bathroom. The private rear garden offers a peaceful space for relaxing. The property is double glazed and gas centrally heated.

The area is also popular with families thanks to its proximity to Osidge Primary School and the highly regarded Ashmole Academy, along with lovely green spaces such as Grovelands Park and Bramley Sports Ground nearby. An ideal First Time Buy or Investment Opportunity.

Call us on

02088822828

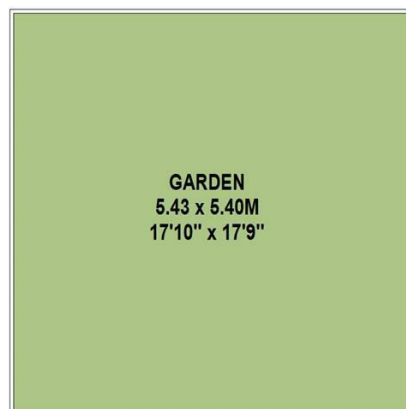
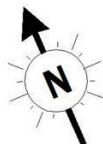
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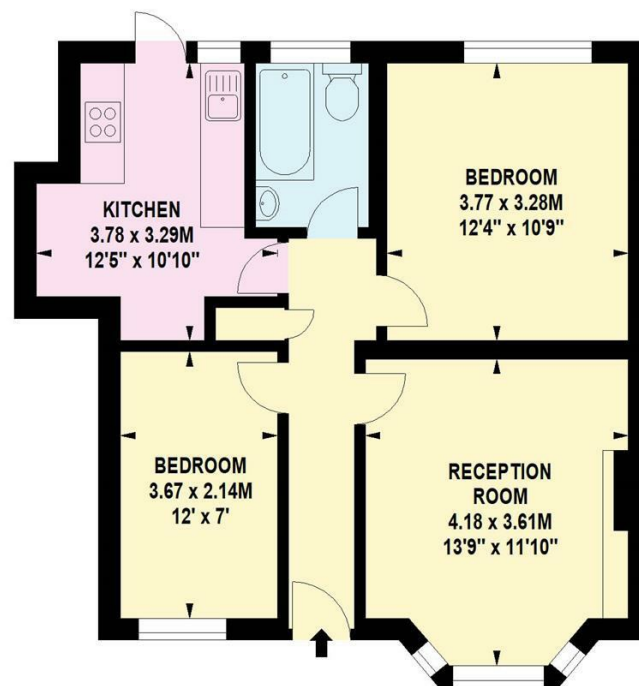
Council Tax Band

D

ORCHID ROAD, N14
Approx. Gross Internal Area
612 Sq Ft - 56.85 Sq M



GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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