



De Bohun Avenue, Southgate, London

Under Offer (SSTC)

£399,995 (Share of Freehold)





Spacious and well-presented two-bedroom ground floor apartment with a garage and access to attractive communal gardens, ideally situated within walking distance of both Southgate & Oakwood Stations and local amenities.

Situated in a quiet development at the end of a pleasant residential turning, this spacious ground floor apartment on De Bohun Avenue offers a wonderful balance of comfort and convenience.

Extending to approximately 72 sq m (771 sq ft), the property opens into a bright and inviting reception room with direct access to a private patio, creating a lovely spot to enjoy a morning coffee or unwind at the end of the day. The accommodation includes two generous double bedrooms, with the principal bedroom benefiting from its own en suite bathroom. A separate family bathroom serves the rest of the home.

One of the property's standout features is its attractive setting, with access to a well maintained communal garden that provides a peaceful green space for residents to enjoy. There is also a substantial garage located en bloc, offering secure parking and excellent additional storage.

The apartment will be sold with the benefit of a newly updated 999 year lease and a share of the freehold upon completion, adding to its long term appeal. The location is particularly convenient for everyday living. Oakwood Underground Station is approximately a 10 minute walk away, providing direct access to central London via the Piccadilly Line.

For day to day essentials, Oakwood Food Centre is just moments away, while a variety of popular cafés, restaurants and local amenities can be found nearby. Well regarded dining options such as L'ARTE Cockfosters and The Shakespeare are within easy reach, making the area ideal for both convenience and leisure. Combining generous living space, excellent transport links and a peaceful residential setting, this is a fantastic opportunity to acquire a welcoming home in one of North London's most desirable neighbourhoods.

Tenure: Leasehold

Lease Term: Started in 1984 with a lease of 125 years.

Term Remaining: 83 years remaining

Service Charge: £1,616 a year

Ground Rent: £130 a year

Local Authority: London Borough of Enfield

Council Tax: D

Hallway

Hardwood door to side aspect, radiator, video entry phone system, built in storage cupboard, coving to ceiling, doors to remaining rooms.

Lounge

Double glazed sliding doors to communal garden, coving to ceiling, radiator

Kitchen

Double glazed window to rear aspect, matching range of wall and base units with roll top work surfaces over, wall mounted boiler, stainless steel sink and drainer with mixer tap, spaces for appliances, electric oven, 4-ring electric hob with extractor hood over

Bathroom

Panel bath with mixer tap and shower over, pedestal hand basin, low flush w/c, heated towel rail, extractor fan, fully tiled

Bedroom 1

Double glazed window to front aspect, radiator, range of built in wardrobes, door to:

En-suite

Double glazed opaque window to side aspect, low flush w/c, pedestal hand basin with mixer tap, walk in shower cubicle with electric shower

Bedroom 2

Double glazed window to front aspect, radiator

Patio Area & Communal Gardens

Garage En-bloc

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.







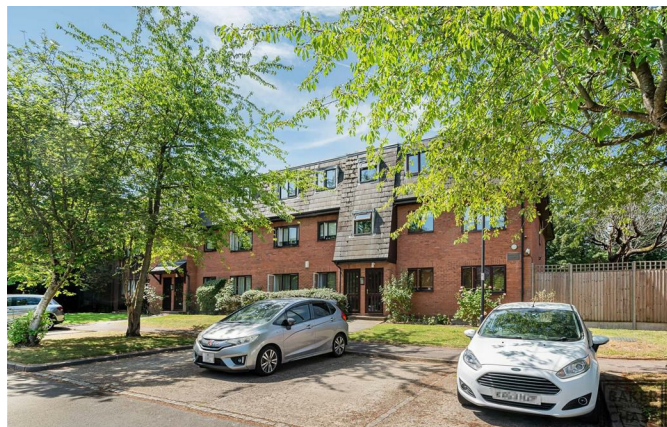
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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Ground Floor

