



## DE BOHUN AVENUE, SOUTHGATE, N14

A bright & spacious flat, set on the ground floor of this purpose-built block, boasting 2 double bedrooms, 1 with an ensuite shower room, a separate family bathroom and a well fitted kitchen and 17ft Living Room with French Doors out to the communal gardens, benefitting from laminate flooring, gas central heating, double-glazing an entry-phone system.

Well located within 15-20 mins walk of Southgate, Oakwood & Cockfosters stations and their local shopping parades. The property is also within catchment of several of the areas' excellent Primary & Secondary schools. Available immediately and on an unfurnished basis.



### ACCOMMODATION

\* BRIGHT & SPACIOUS \* GROUND FLOOR PURPOSE-BUILT FLAT \* WELL-FITTED KITCHEN \* FAMILY BATHROOM \* 2 DOUBLE BEDROOMS - 1 WITH ENSUITE SHOWER ROOM \* SEPARATE RECEPTION ROOM \* PRIVATE ACCESS TO COMMUNAL REAR GARDEN \* GARAGE EN-BLOC \* APPROX 20 MINS WALK TO SOUTHGATE / OAKWOOD OR COCKFOSTERS STATION \*

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS \*

SERVICES: GAS CENTRAL HEATING / FEATURES: DOUBLE GLAZING & RESIDENTS PARKING

**PRICE: £2,000 PER CALENDAR MONTH**

### ENTRANCE HALL

Laminate flooring, entry phone system, coving to the ceiling, storage cupboard & access to both bedrooms, kitchen, reception room & bathroom.



### RECEPTION 17'7 x 11'11 (5.36m x 3.63m)

Double glazed doors to the rear. Laminate flooring, coving & pendant lighting to the ceiling. One radiator to the rear & one to the front of the room.



**RECEPTION (pic 2)**



**KITCHEN 11'10 x 8'10 (3.61m x 2.69m)**

**Double glazed window to the rear. Laminate flooring, wall & base units, plumbed for washing machine, tiled splashbacks.**



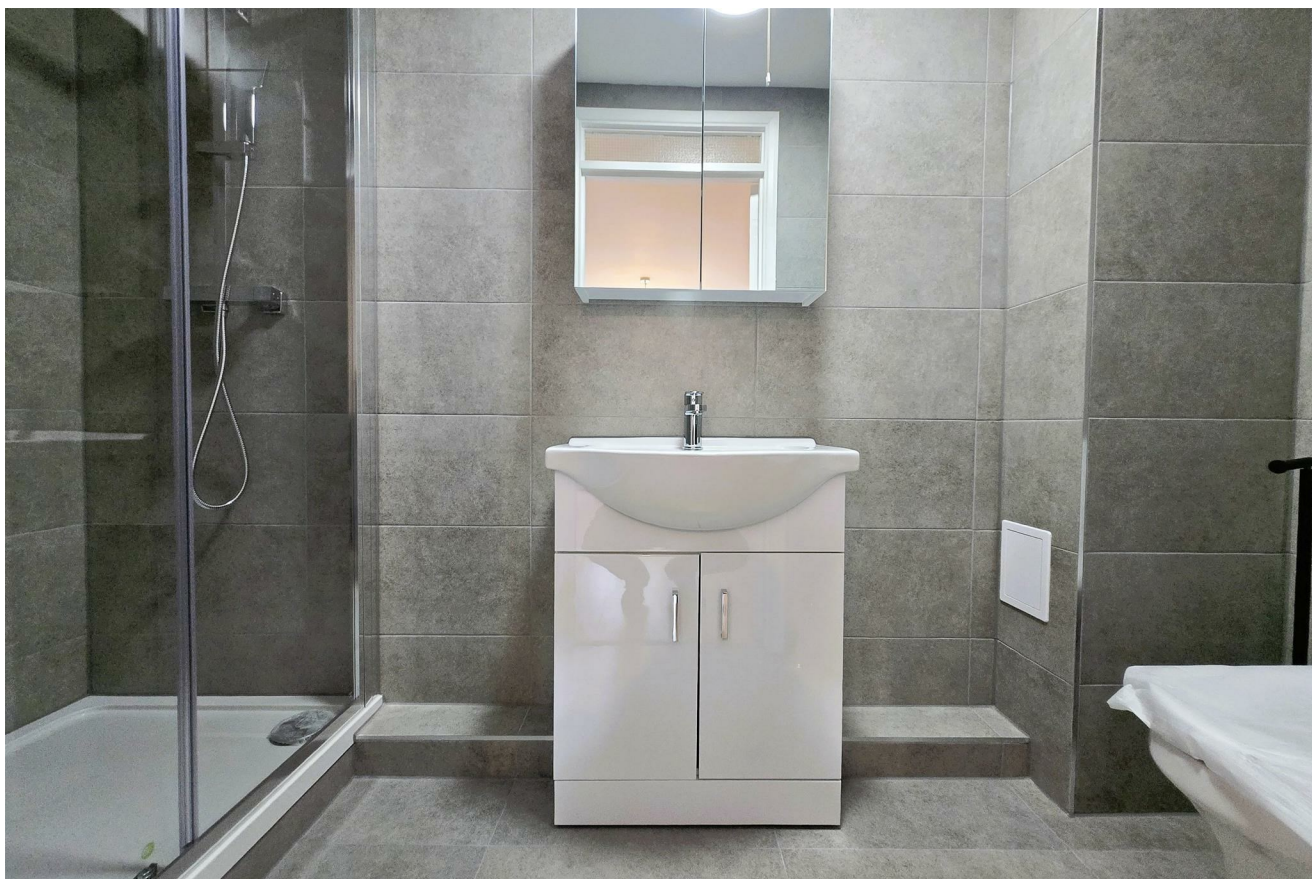
**BEDROOM 1 16'9 x 9'10 (5.11m x 3.00m)**

**Double glazed window to the front with radiator beneath. Laminate flooring, with pendant lighting & coving to the ceiling.**



**ENSUITE SHOWER ROOM 9'10 x 3'11 (3.00m x 1.19m)**

**Fully tiled with large shower cubicle, wash hand basin with vanity unit beneath & mirrored cabinet above. Low flush WC.**



**BEDROOM 2 12'9 x 7'4 (3.89m x 2.24m)**

**Double glazed window to the front, with covered radiator beneath. Pendant lighting to the ceiling.**



**BATHROOM 7'3 x 5'9 (2.21m x 1.75m)**

**Fully tiled bathroom comprising shower bath with glass shower screen, pedestal wash hand basin with mirrored cabinet above & low flush WC.**



## COMMUNAL GARDENS

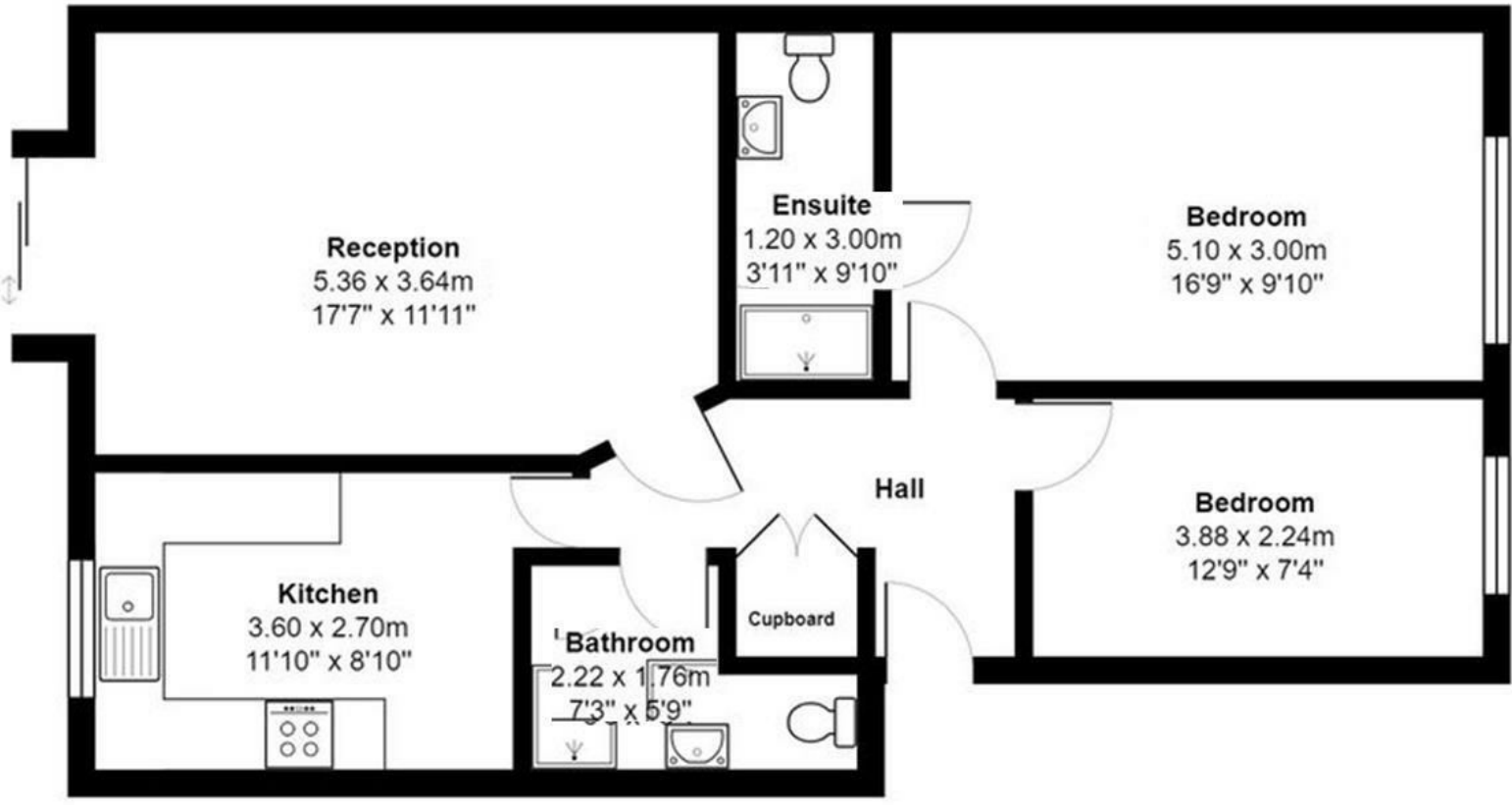


## GARAGE-EN-BLOC



# De Bohun Avenue, Southgate N14

Approximate internal Area: 754sqft (70sqm)  
All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	79
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.