



Leigh Hunt Drive, Southgate, London, N14  
Chain Free £250,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Leigh Hunt Drive, Southgate, London, N14

Location Location! A well presented chain free one bedroom apartment situated on the first floor of this purpose built block/development. The property would be an ideal first time purchase or buy to let investment.

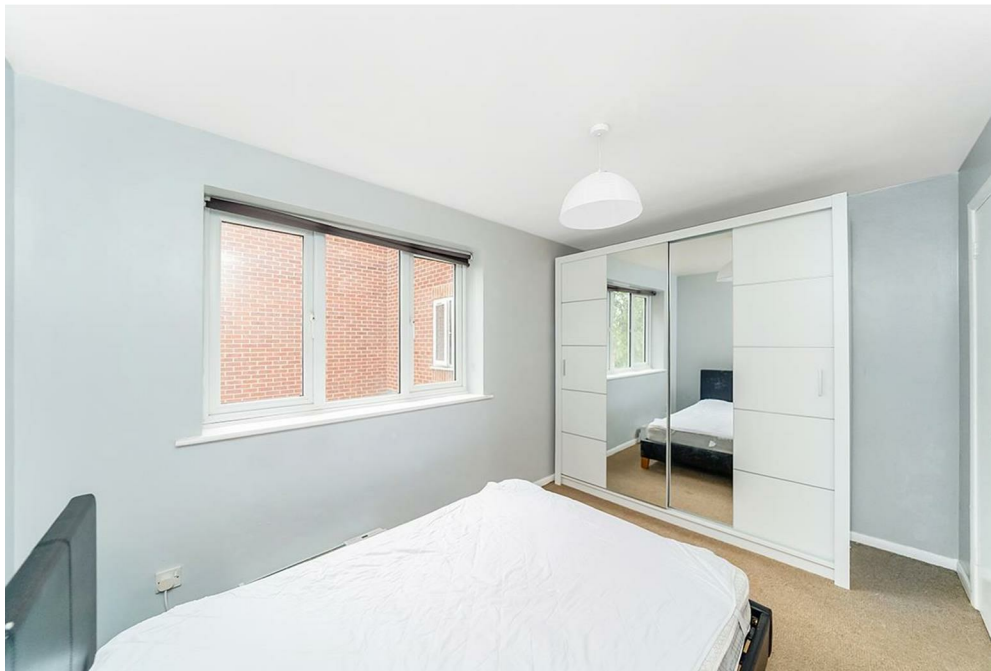
Leigh Hunt Drive is a 90s built development and is ideally located for Southgate's shops, restaurants, bus station and underground station (Piccadilly Line)

Secure communal entrance • Hallway • Living room with bay window • Fitted kitchen • Bathroom • One double bedroom • Double glazing • Electric heating • Communal parking facilities.

Lease remaining -144 years  
Service charges-£1488 p.a  
Ground rent-£0  
Enfield Council Tax Band C

- One double bedroom
- First floor flat
- Living room
- Fitted kitchen
- Bathroom
- Electric heating/double glazing
- Secure communal entrance
- Communal parking facilities





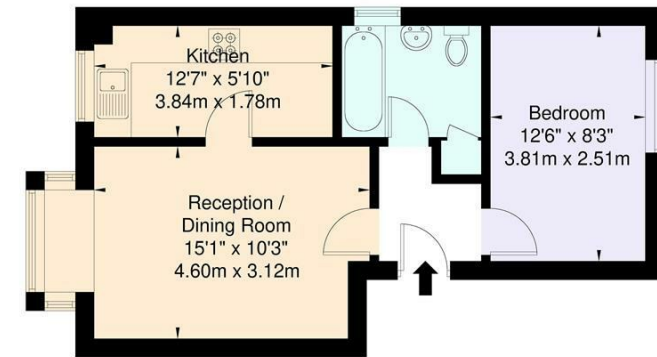
# Leigh Hunt Drive Southgate London N14 6DA

Leigh Hunt Drive, N14 6DA  
Approximate Gross Internal Area = 40.2 sq m / 432 sq ft

Tenure: Leasehold  
Gross Internal Area: 430.56 sq ft



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			
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			
(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			
England & Wales		EU Directive 2002/91/EC	



First Floor

For Illustration Purposes Only - Not To Scale

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