





Selborne Road, Southgate, London, N14

Addison Townsend are delighted to offer this stunning two bedroom split level, first and second floor, Edwardian conversion apartment with private garden. Located in arguably one of the most sought after locations N14, Selborne Road is within 0.7 miles of both Southgate Underground Station and Palmers Green Mainline Station as well as walking distance of Southgate Green and its boutique shops and restaurants. The apartment is light, bright and thoroughly modern, offering everything that is needed for easy and comfortable living including; an exquisitely designed kitchen with integrated Bosch appliances which extends naturally into the living and dining areas. Two large bedrooms, with en-suite shower facility to the main bedroom, in addition to being spacious with plenty of room for storage. The two bathrooms offer high end fixtures and fittings, providing an air of luxury hotel living and everything required for modern conveniences. This is an exceptional opportunity to enjoy luxury living within a thoroughly desirable and attractive environment in one of Southgate's most popular residential no through roads. Offered for sale chain free.

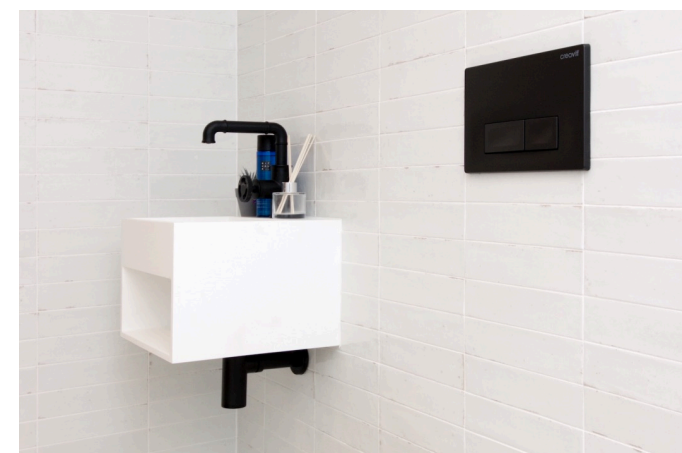




Tenure : Leasehold

EPC C

Sq.Ft : 775



PATIO
14'5" x 13'1"
(4.40 x 4.00m)

GARDEN
22'4" x 13'1"
(6.80 x 4.00m)

Floor plan of a 3-bedroom house. The layout includes a Lounge (17'6" x 12'3" / 5.30 x 3.15m) at the front, a Kitchen (10'8" x 10' / 3.20 x 3.04m) with a sink and stove, a Hall with stairs, a Bathroom (8'9" x 4'8" / 2.68 x 1.41m), and two Bedrooms (12'0" x 12' / 3.65 x 3.65m and 10'8" x 10' / 3.20 x 3.04m). The plan also shows a central staircase and various built-in features like wardrobes and a fireplace.

PINK PLAN

Although Pink Plan ensures the highest level of accuracy measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given in total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.

 **RICS** Registered Valuers

BEDROOM
16'8" x 16'3"
(5.05 x 4.98m)

The second floor plan shows a large bedroom with a window and a door. A bathroom is located at the top right, containing a toilet, sink, and bathtub. A staircase is situated between the bedroom and the bathroom. A small closet is located near the bedroom door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales

EU Directive
applies to EC



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