



Chase Side, N14

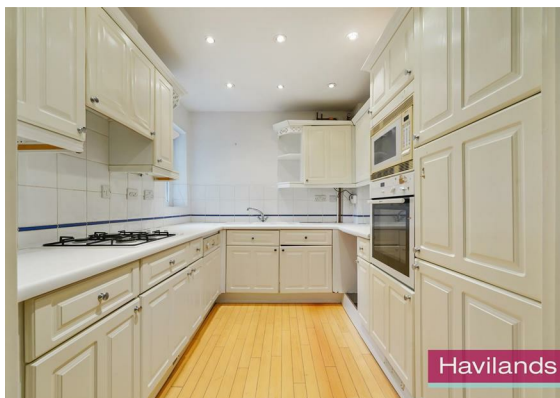
£450,000

Havilands

the advantage of experience



- Larger Than Average, Two Bedroom, Two Bathroom Ground Floor Apartment
- Allocated Parking
- Within Easy Reach of Southgate Underground (Piccadilly Line) and Various Bus Routes
- Close to an Abundance of Local Shops, Cafes and Amenities along Cockfosters and Southgate High Street.
- Close to Bramley Road Sports Ground, Oak Hill Park and Trent Park
- convenient for De Bohun Primary, Monkfrith Primary and Salcombe Prep School as well as Southgate Secondary





Havilands are pleased to offer for sale this TWO BEDROOM, GROUND FLOOR APARTMENT in Fairfield, N14. Offering 844 sq ft of living space this larger than average property benefits from a private patio, well kept communal grounds and allocated parking. The property itself is comprised of large open plan reception / dining room with doors to patio, separate kitchen, two double bedrooms, both with built in wardrobes and en-suite to master bedroom and family bathroom plus ample storage.

Ideally located off popular Chase Side and within easy reach of Southgate Underground (Piccadilly Line) and an abundance of local shops, cafes and amenities along Cockfosters and Southgate High Street. The property also benefits from being close to several green spaces including Bramley Road Sports Ground, Oak Hill Park and Trent Park. For families the property is convenient for De Bohun Primary, Monkfrith Primary and Salcombe Prep School as well as Southgate Secondary. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 94 Years

Service Charge: £2800 Per Annum

Ground Rent: £320 Per Annum

Local Authority: Enfield

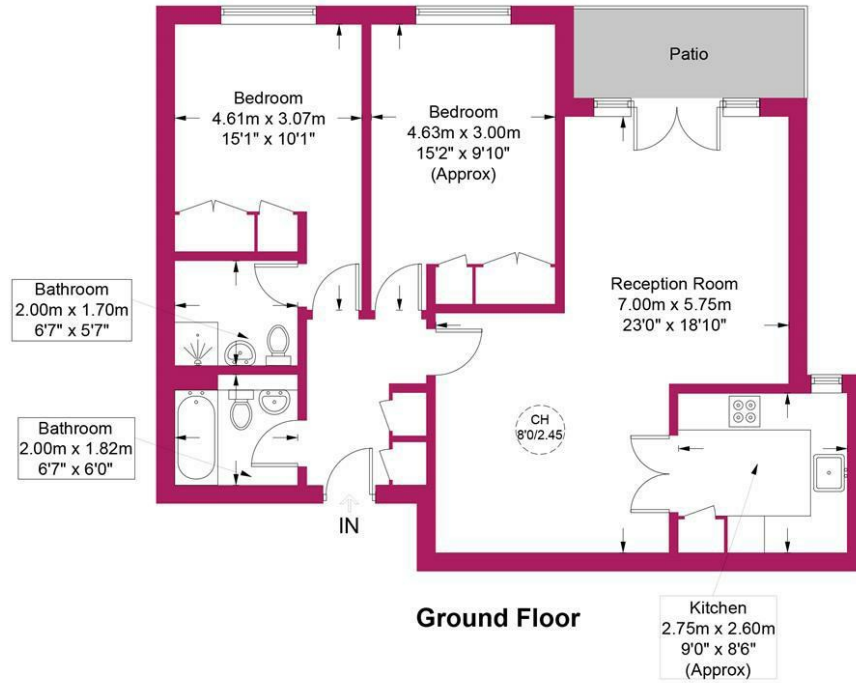
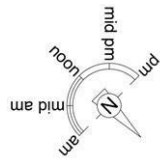
Council Tax Band: F (2026/27 £3,275.52)

EPC: TBC

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 844 sq ft / 78.4 sq m



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



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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