





Imber Close, Southgate, London, N14

£625,000

Addison Townsend are delighted to offer for sale this delightful three bedroom mid terraced house located in a quiet cul-de-sac location within 0.4 miles of Southgate Underground Station, within excellent school catchments and short walking distance of local parks and transport links. The property offers a through lounge dining room, fitted kitchen, three well proportioned bedrooms with fitted wardrobes and a family bathroom with three piece suite. Externally the property boasts a private front and 60' rear garden. The property is offered for sale chain free.





Tenure : Freehold

Council Tax Banding : E

EPC D

Sq.Ft : 913

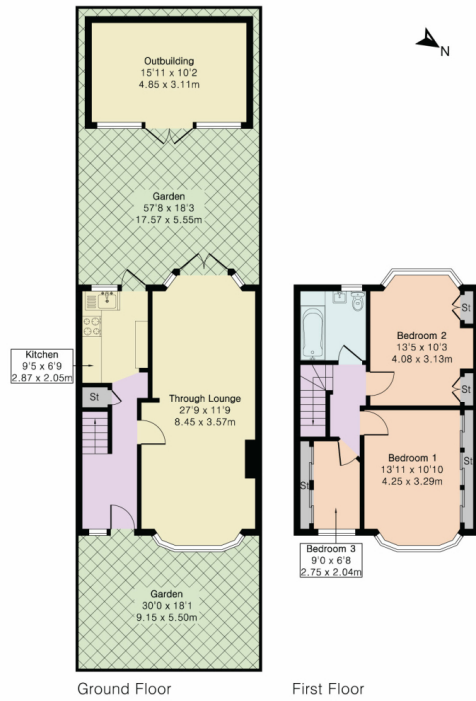


**Approximate Gross Internal Area 913 sq ft - 84 sq m
(Excluding Outbuilding)**

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 456 sq ft – 42 sq m

Outbuilding Area 162 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd 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 and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: London, N14			



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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ADDISON TOWNSEND
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