



**ABSOLUTE**  
PROPERTY

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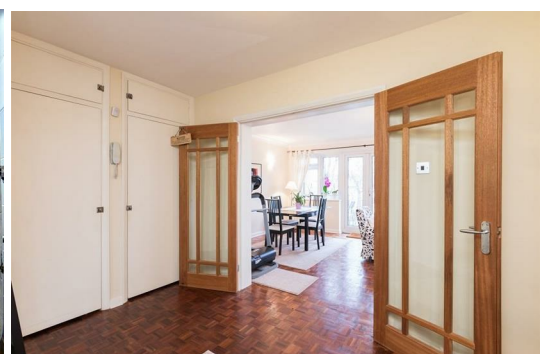
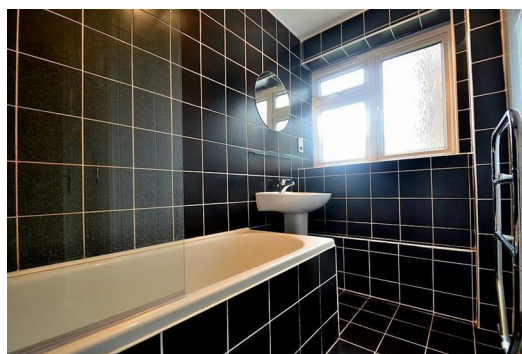
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**10 Henley Court,  
Southgate N14 5HP**

**£1,800 PCM**

Absolute Property are pleased to offer this two bedroom apartment located within close proximity to Southgate underground station (Piccadilly Line), multiple shopping facilities, local schools, restaurants and leisure amenities. Benefits include its own balcony, a 20ft lounge/diner, modern kitchen, separate guest WC and double glazing. Available Now



# 10 Henley Court, Southgate N14 5HP

## ENTRANCE:

Front door opening to:

## HALLWAY:

Double doors into lounge/diner, further doors to bedroom one, two, kitchen, bathroom and separate wc, two storage cupboards, Parquet flooring.

## LOUNGE/DINER:

20.4 x 12.10 (6.10m.1.22m x 3.66m.3.05m)

Coving to ceiling, parquet flooring, tv socket, two upvc double glazed windows to front aspect, upvc double glazed double doors opening to balcony.

## KITCHEN:

11.2 x 7.4 (3.35m.0.61m x 2.13m.1.22m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, one and quarter bowl stainless steel sink drainer unit with mixer taps, upvc double glazed window to rear aspect.

## BEDROOM ONE:

12.4 x 12.3 (3.66m.1.22m x 3.66m.0.91m)

Coving to ceiling parquet flooring, electric heater, and upvc double glazed window to front aspect.

## BEDROOM TWO:

15 x 9.1 (4.57m x 2.74m.0.30m)

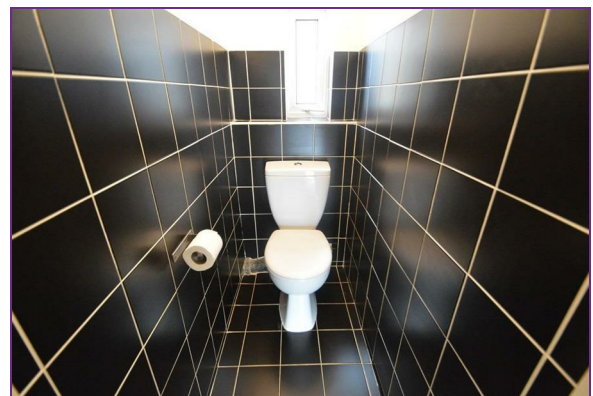
Parquet flooring, electric heater, upvc double glazed window to rear aspect.

## BATHROOM:

Pedestal hand wash basin with mixer taps, bath with shower attachment, heated towel rail, upvc double glazed frosted window to rear aspect.

## GUEST WC:

Low flush wc, upvc double glazed frosted window to rear aspect.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>61</p>	<p>57</p>	<p>B</p>	<p>C</p>