



11 Montmorency Gardens, New Southgate, London, N11
Offers In Excess Of £325,000 Leasehold

Anthony  **Webb**
ESTATE AGENTS

11 Montmorency Gardens, New Southgate, London, N11

A well presented one double bedroom modern apartment with a private terrace located on the first floor of this 2020 built block forming part of the Montmorency Park Development.

Conveniently located five minutes away from Arnos Groves' shops, restaurants, underground Station and New Southgate train station with fantastic connections to all areas of London, including Kings Cross and Central London.

Secure communal entrance with entry phone system • Lift to all floors • Hallway with large storage cupboards and laminate floor • Spacious open plan living/kitchen space with door to private decked terrace • Modern kitchen units with quartz work surfaces and integral appliances • Double bedroom with fitted wardrobe and door to terrace • Modern contemporary bathroom • Double glazing • Low carbon community heating/hot water system via Energetik • On street parking only-No allocated parking.

Enfield council Tax Band C
Remaining lease 120 years
Service charge £1765 p.a
Ground rent £300 p.a

- One double bedroom
- Modern first floor apartment
- Open plan living/kitchen space
- Modern kitchen/bathroom
- Community heating system
- Double glazing
- Close to shops/stations
- Decked covered Terrace





11 Montmorency Gardens

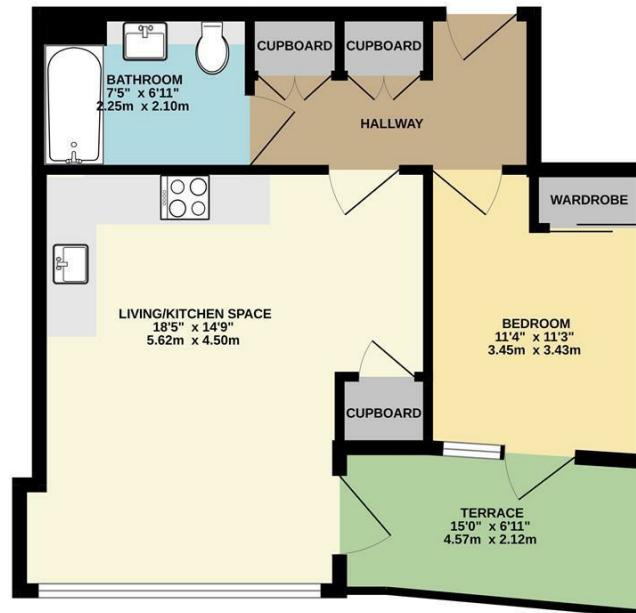
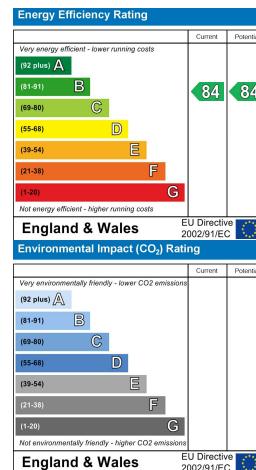
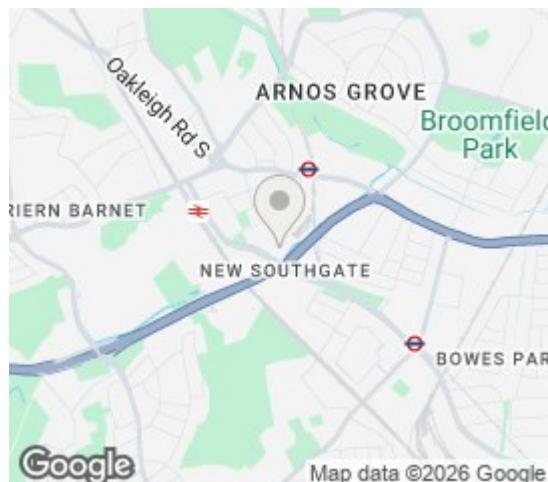
New Southgate

London

N11 1FQ

FIRST FLOOR

Tenure: Leasehold
Gross Internal Area: 527.00 sq ft



TOTAL FLOOR AREA: 527sq ft (46.0 sq m) approx.
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Made with Housemap 2022

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