



## High Road, London, N11

### £375,000 Share of Freehold

2-Bedroom, Living Room, Kitchen, Bathroom & Garage

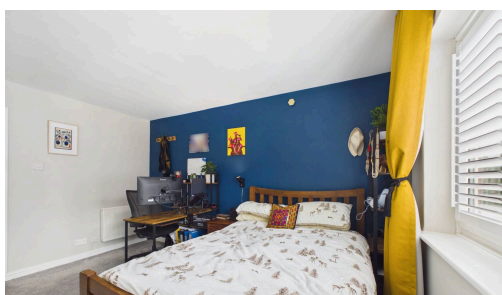
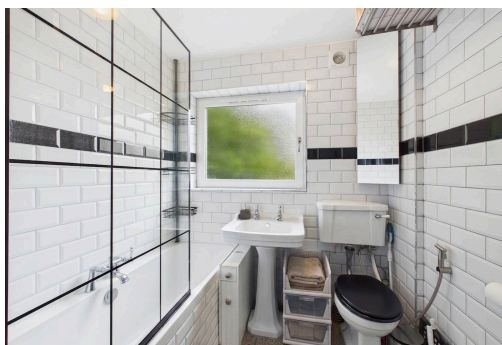


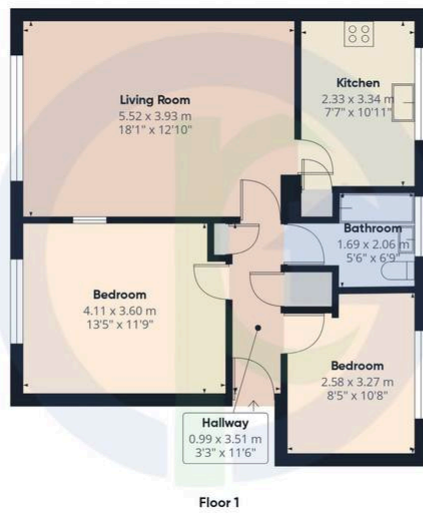
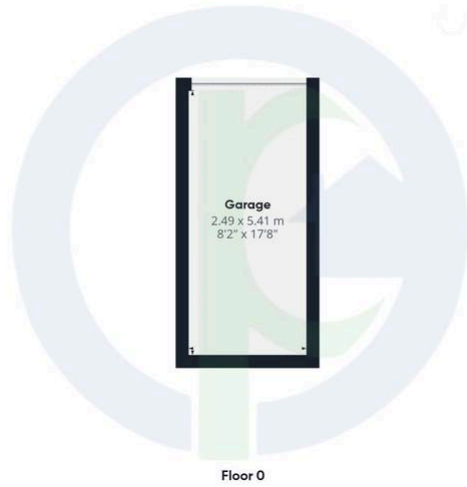
Oyster Properties is pleased to present this well-maintained two-bedroom first-floor apartment, ideally positioned just 0.2 miles from New Southgate Station and Arnos Grove Underground Station.

The accommodation comprises a bright and spacious living/dining room, a separate fitted kitchen, two generously sized double bedrooms and a modern family bathroom. Additional benefits include garage and a secure entry-phone system. Conveniently located close to a wide range of local amenities, parks, and excellent transport links, the property also falls within easy reach of highly regarded schools, including Our Lady of Lourdes Catholic Primary School and Garfield Primary School. Offering both comfort and convenience, this apartment represents an excellent opportunity for first-time buyers and investors alike.



- Chain Free
- Bright and Large Reception
- 2 Double Bedrooms
- Share of freehold: Approx. 968Years
- Service Charge: Approx. £1,200 PA
- Ground Rent: Approx. TBC
- Garage
- Few Minutes' Walk to Arnos Grove Tube Station
- Few Minutes' Walk to New Southgate overground Station
- Close to Our Lady of Lourdes Catholic Primary School and Garfield Primary School





**Approximate total area<sup>m</sup>**  
75.4 m<sup>2</sup>  
811 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Disclaimer:** Photographs may have been digitally enhanced or edited for marketing purposes and may not accurately reflect the current condition or contents of the property. Prospective buyers are advised to verify the property's condition through their own inspection or independent professional survey. Services, appliances, and boundaries have not been tested. Measurements are approximate. These particulars are a general guide and do not constitute a contract. Oyster Properties and its agents act in good faith. No employee has authority to provide representations or warranties regarding the property.

