



House - Terraced

45 HILLSIDE GROVE, LONDON, N14 6HE

£1,900

FEATURES

- Two bedroom
- Fitted kitchen
- Patio garden
- EPC D
- Two reception rooms
- Family bathroom
- Close to Southgate Underground Station
- Council tax D



RASH & RASH

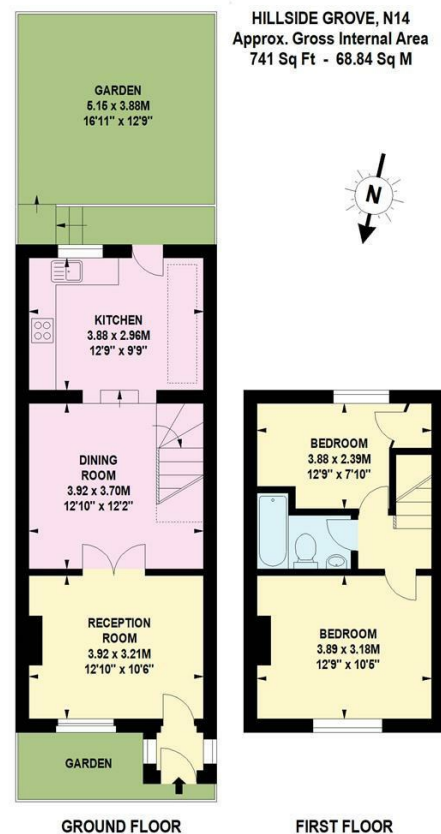
2 Bedroom House - Terraced located in London

Two bedroom terraced cottage, ideally positioned on the sought after Hillside Grove, a quiet residential cul-de-sac in the heart of Southgate, N14.

The property provides approximately 741 sq ft of living space. The ground floor features a front reception room and a rear open plan dining area and kitchen. To the rear, a door leads directly onto the courtyard garden.

Upstairs, the first floor comprises two good sized bedrooms and family bathroom.

Hillside Grove is conveniently located for Southgate Underground Station (Piccadilly Line), local shops, cafes, and green open spaces, while remaining tucked away in a peaceful residential setting.



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Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive	
		2002/91/EC	

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

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