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## Grange Gardens, Southgate, N14 6QP

£375,000 Leasehold

A modern two bedroom ground floor flat situated within easy access to Southgate tube station and local amenities. Other benefits include two double bedrooms, residents parking, laminate wood flooring, double glazing, modern bathroom suite and secluded private terrace. The property is offered to the market on a chain free basis.



# Grange Gardens, Southgate, N14 6QP

## ENTRANCE

Via hardwood door.

## HALLWAY

Video entry phone system, storage cupboard, radiator, laminated flooring.

## RECEPTION ROOM

Double glazed window and door to terrace, radiators, laminated flooring.

## KITCHEN

A range of wall and base units in matching trim, rolled edge work surfaces, inset sink and drainer with mixer tap, electric cooker point, plumbing for washing machine and dishwasher, double glazed window to rear aspect, part tiled walls and tiled flooring.

## BEDROOM ONE

Double glazed window to front aspect with radiator below, laminated flooring.

## BEDROOM TWO

Double glazed window to front aspect with radiator below, laminated flooring.

## BATHROOM

Comprising of a low level wc, vanity basin with mixer tap, enclosed panel bath with mixer tap and shower above, storage cupboard, fully tiled walls, extractor fan, heated towel rail, tiled flooring.

## OUTSIDE SPACE

Private secluded terrace

## PARKING

Gated multi story car park

## LEASE

166 Years

## SERVICE CHARGE

£1,888.76

Whilst care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective purchasers must make and rely upon their own enquiries and those of these professional representatives. The company accept no liability for any error contained in these particulars.

GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.

