



## Montmorency Gardens, N11

£325,000

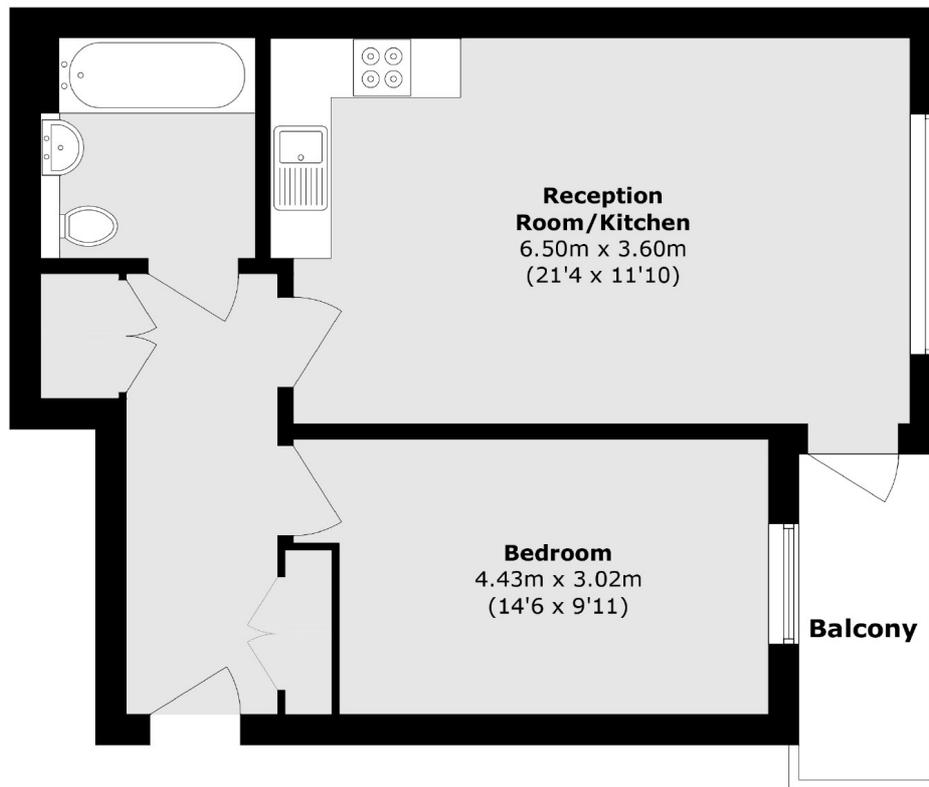
This spacious one bedroom apartment situated on the top floor of this modern, lift assisted block is presented in immaculate condition. Benefitting from floor-to-ceiling windows with far reaching views across London as well as an open plan kitchen and reception room, this property is ideal for a first time purchase.

Ideally positioned for both Arnos Grove tube and New Southgate British Rail stations. It is also within walking distance to the popular Arnos Park and local schools. Excellent location close to shops and amenities, Minutes to New Southgate Mainline station and Underground (Piccadilly line)

### Features

- One Bedroom
- Private Balcony
- Long Lease
- Lift Access
- Double Glazing
- Modern Finish

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Total area (approx.): 51.8 sq. m (557.5 sq. ft)

Balcony area (approx.): 4.2 sq. m (45.2 sq. ft)