



Chelmsford Road, London, N14

Addison Townsend are delighted to offer this beautifully presented first floor flat located in this quiet residential location within 0.6 miles of Southgate High Street and Underground Station. The property offers spacious open plan kitchen/living room, with integrated appliances and granite work tops to the kitchen area and access to a private balcony from the living room; double bedroom with fitted wardrobes and modern three piece family bathroom. Further benefits include lift access, gas central heating and lease with approximately 112 years remaining. Externally the property boasts communal gardens and allocated parking. Offered for sale chain free.

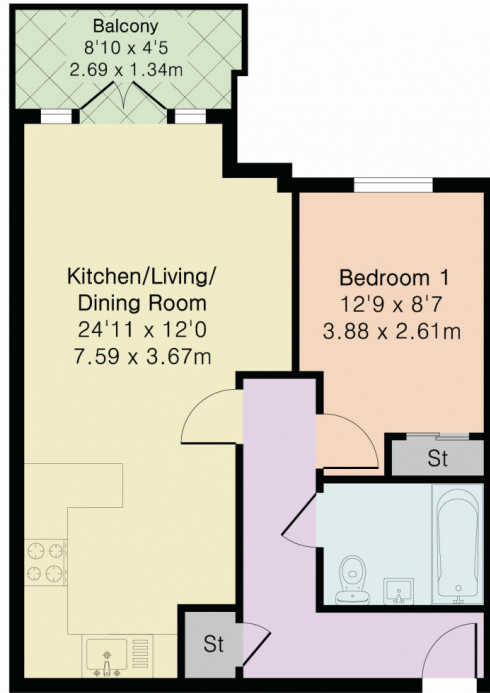




Tenure : Leasehold
Council Tax Banding : D
EPC B
Sq.Ft : 503



Approximate Gross Internal Area 503 sq ft - 47 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-100)	A		
(69-84)	B		
(54-68)	C	81	81
(39-53)	D		
(24-38)	E		
(9-23)	F		
(1-8)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	
Address: Flat 6, Hyacinth Court, 123 Chelmsford Road, N14			



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ADDISON TOWNSEND
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