

LEASEHOLD



Flat

# 89 GRANGE GARDENS, LONDON, N14 6QW

Asking Price

**£350,000**

## FEATURES

- Chain Free
- Family Bathroom with additional separate WC
- Two Bedrooms
- Gated Allocated Parking
- Very Close to Southgate Tube Station
- 700 sq.ft
- 2nd Floor with Lift Access
- 75 year lease



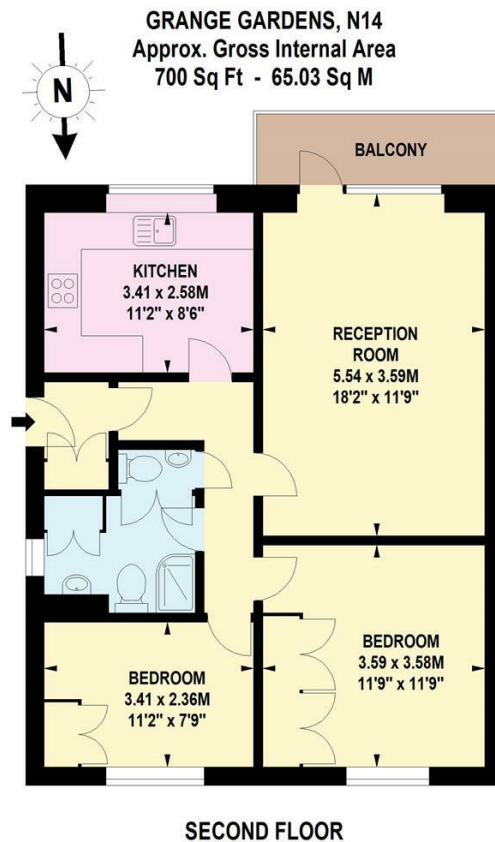
**RASH & RASH**

# 2 Bedroom Flat located in London

An opportunity to purchase this two bedroom spacious apartment on the 2nd floor with lift access and is offered on a chain free basis.

The property benefits from a gated allocated parking space and a balcony and communal gardens. It is well located in a quiet development in the heart of Southgate while still in close proximity to a wealth of amenities including shops, eateries, leisure/sports clubs and local schools and a stone's throw from Southgate Tube Station.

The property has a lease of 77 years which is reflected in the asking price.



Call us on

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<https://www.rashandrash.com/>

**Council Tax Band**

**D**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 77      | 81        |
| 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.

**RASH & RASH**