

LEASEHOLD



Flat

84A SELBORNE ROAD, SOUTHGATE, N14 7DG

Offers Over

£500,000

FEATURES

- Chain Free
- Three Bedrooms split Level Period Conversion
- Two Bathrooms
- Private Rear Garden
- Bright and spacious open plan Kitchen/Living Area
- Gas Central Heating & Double Glazing



3 2 1 E

RASH & RASH

3 Bedroom Flat located in Southgate

Call us on

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Tucked away on the peaceful, no through Selborne Road, this very well presented three bedroom split-level period conversion effortlessly blends period charm with stylish modern living. With a private garden, generous room sizes, and a prime location near excellent transport links, this is a property you'll want to make your own.

Step inside to find light filled interiors with elegant bay windows, high ceilings, and good finishes throughout. The open plan kitchen/living room is perfect for both entertaining and everyday family life, with a kitchen and plenty of space for dining and relaxing.

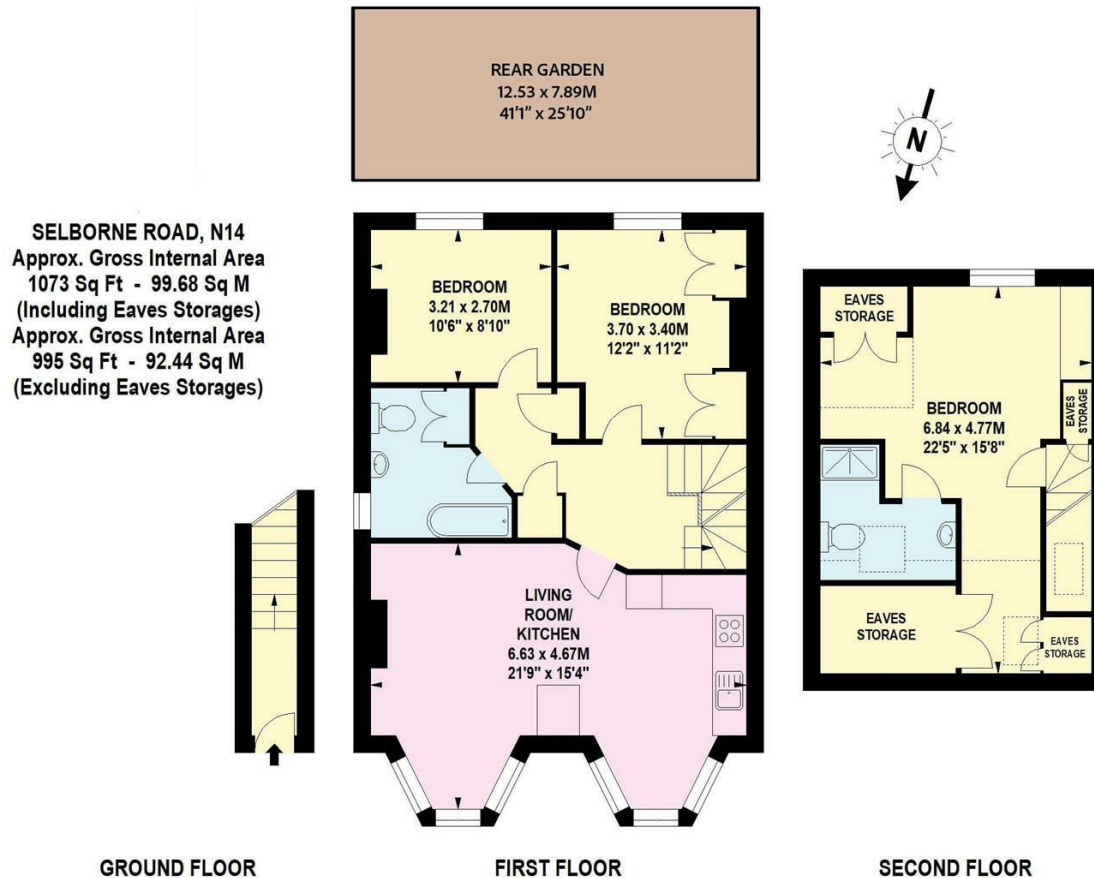
The first floor hosts two well proportioned bedrooms and a chic family bathroom, while the entire second floor is dedicated to the spacious principal suite, complete with an en-suite shower room and storage.

Just a short stroll from Palmers Green station and within easy reach of Arnos Grove and Southgate Underground, the property offers excellent connectivity across London. The area boasts a fantastic choice of cafes, shops, and restaurants, plus green spaces like Arnos Park and Broomfield Park for weekend walks.

Families will appreciate the close proximity to sought-after primary schools such as St Monica's and Walker School.

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

