



LEASEHOLD - SHARE OF
FREEHOLD

Flat

**82 GRANGE
GARDENS,
LONDON, N14 6QW**

Asking Price

£425,000

FEATURES

- Chain Free
- Walking distance to Southgate Tube
- Balcony & Lift
- Separate Kitchen
- Share of Freehold with Long Lease
- Close to local amenities
- Two Bedrooms
- Contemporary Bathroom



RASH & RASH

2 Bedroom Flat located in London

*** Chain Free *** An excellent opportunity to purchase this nicely presented and spacious two bedroom modern apartment, situated on the third floor of a quiet and well maintained development in the heart of Southgate.

The property offers a generous lounge with ample space for dining and direct access to a private balcony providing a pleasant outlook and an ideal space to relax or entertain. The accommodation further comprises of two good sized bedrooms and a beautifully finished contemporary bathroom with an Aqualisa shower & modern kitchen.

Additional benefits include a lift, a gated allocated and covered parking space, secure entry and a peaceful setting, while remaining conveniently located close to a wide range of local amenities. Shops, restaurants, leisure and sports facilities, and highly sought after schools are all nearby, with Southgate Underground Station just a stone's throw away, offering excellent transport links into Central London.

This apartment would make an ideal purchase for first-time buyers, professionals, or investors alike with a rental of £1,850pcm.

Call us on

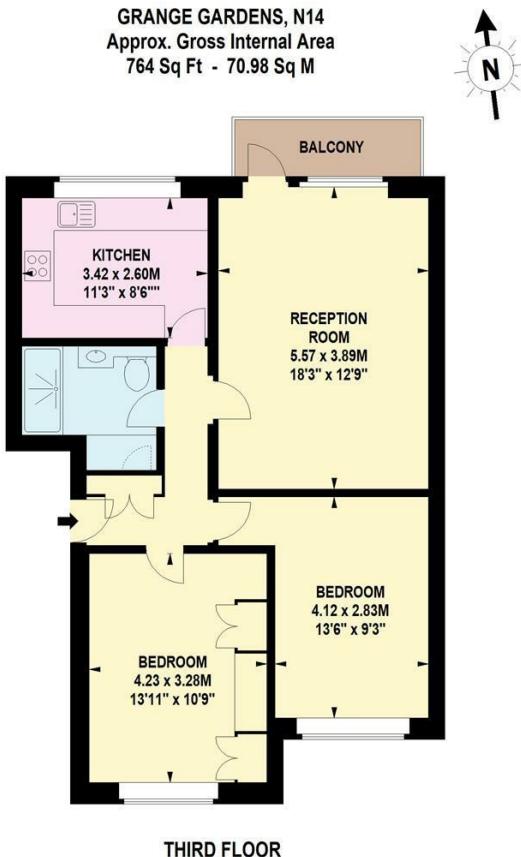
02088822828

info@rashand rash.com

<https://www.rashand rash.com/>

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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.

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