

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**Waterfall Road, London N11**

**£2,000** FOR SALE

*Apartment - Purpose Built*

3 1 1



# Waterfall Road, London N11

£2,000 Per

## Description

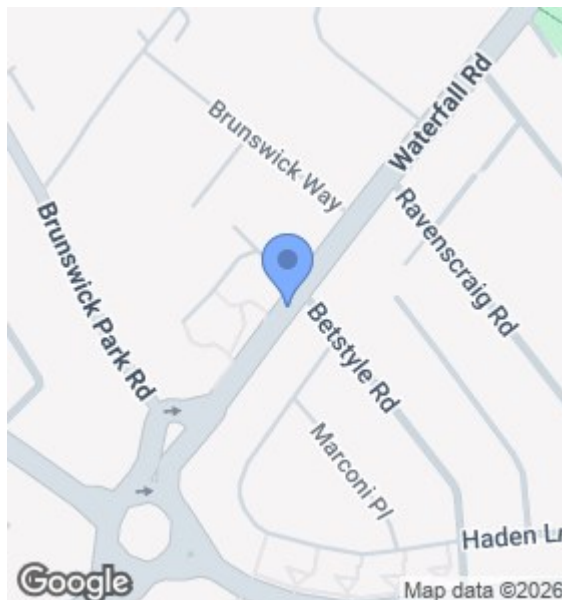
An exceptionally well-presented and generously proportioned three-bedroom split-level apartment, occupying the top floor of a well-maintained private development in New Southgate, N11.

This bright and spacious home offers a welcoming balance of comfort and practicality, featuring a large reception room flooded with natural light, ideal for both relaxing and entertaining. The separate kitchen provides ample space. Three well-sized bedrooms and a contemporary family bathroom complete the accommodation.

Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.


## Key Features

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Enfield
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.