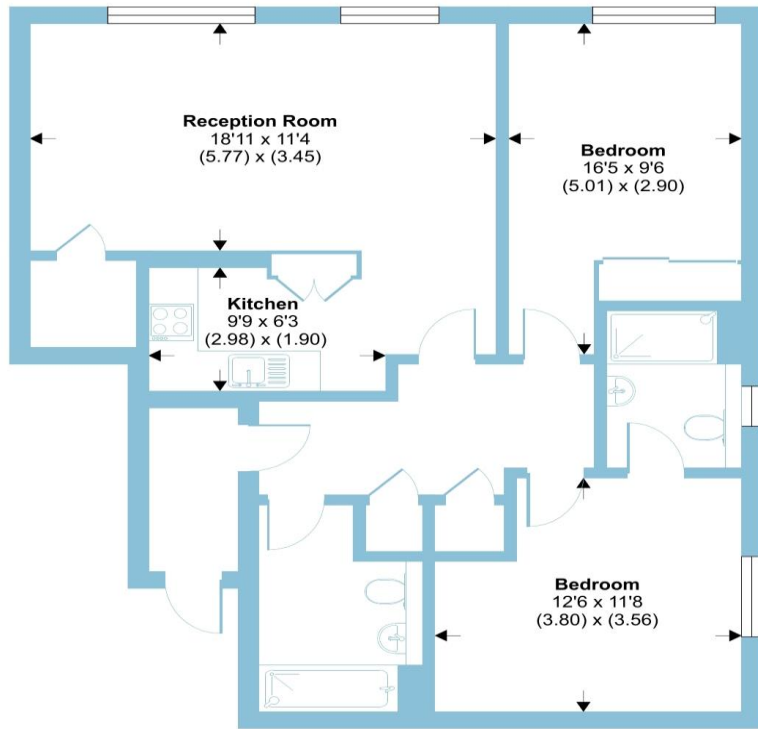




Heritage House Chase Side, London N14 5BT

Chase Side, London, N14

Approximate Area = 876 sq ft / 81.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for Barnard Marcus. REF: 1279069

FIRST FLOOR

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welcome to Heritage House Chase Side, London

- Two Bedroom First Floor Apartment
- 0.1 miles from Southgate Tube Station
- Gated Entrance & Allocated Parking
- Open Plan Living
- Southerly Aspect to the Rear

Tenure: Leasehold

EPC Rating: D

Council Tax Band: E

Service Charge: 2988.00

Ground Rent: 250.00

offers in excess of **£400,000**



Situated on the first floor with lift access is this spacious south facing to the rear well-presented purpose-built apartment. Comprising of two good-sized bedrooms one of which has an en-suite shower room and open plan modern fitted kitchen to lounge-diner with additional storage. On entering this residence the welcoming entrance hall offers access to a well-designed bathroom and two good-sized storage cupboards. This property is also located just 0.1 miles from Southgate Tube Station and could appeal to a buyer wanting to make a journey into Central London. The property is located in the heart of Southgate and the many amenities including Asda plus the cuisines also on offer in Southgate are also within walking distance. This fabulous home also has the added benefit of a secure electric gated entrance and one allocated parking space externally. Ashmole Academy which is very popular with local residents is located 0.3 miles from this home and could be ideal for a younger family.

Southgate is a suburban area in North London that was originally the "South Gate" of Enfield Chase, the King's hunting grounds. In 1894 Southgate was created an urban district of Middlesex, but was predominantly developed around the 1930's. Located in Zone 4 on the borders of Arnos Grove and Winchmore Hill, Southgate tube station offers easy access in Central London. Southgate is the perfect location for those who want to be part of the vibrant city lifestyle while also being moments away from the open spaces around Cockfosters.

view this property online barnardmarcus.co.uk/Property/WTS107400

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 May 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

WTS107400 - 0003



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