



## AVORY HOUSE, WELHAM ROAD, SOUTHGATE, N14

We are pleased to offer for sale this larger than average beautifully presented, purpose-built, one double bedroom first floor flat in the "New Avenue development in Southgate.

The property is only 5 years old, still has a 255 year lease, 5 years left on it's NHBC guarantee and benefits from £10/yr Ground Rent and low £1400/yr Service Charges.

Boasting a large double bedroom with fitted wardrobe, a modern well-fitted & well-sized bathroom, 18ft living space, divided into a Lounge area, Kitchen area and still has space to accommodate a dining table. It also benefits from allocated off-street parking and has it's own private 10ft balcony / terrace. Situated close to Southgate High Street & all its amenities and close to excellent local schools for all ages.



### ACCOMMODATION

\* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* 18FT X 17FT OPEN PLAN LUXURY FITTED KITCHEN & LIVING ROOM \* PRIVATE TERRACE / BALCONY \* DOUBLE BEDROOM WITH FITTED WARDROBE \* LUXURY BATHROOM \* COMMUNAL GARDENS \* ALLOCATED PARKING \*  
LOW MAINTENANCE COSTS \* NHBC GUARANTEE \*

\* SERVICES: CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, VIDEO ENTRYPHONE SYSTEM \*

**PRICE: £350,000 LEASEHOLD**

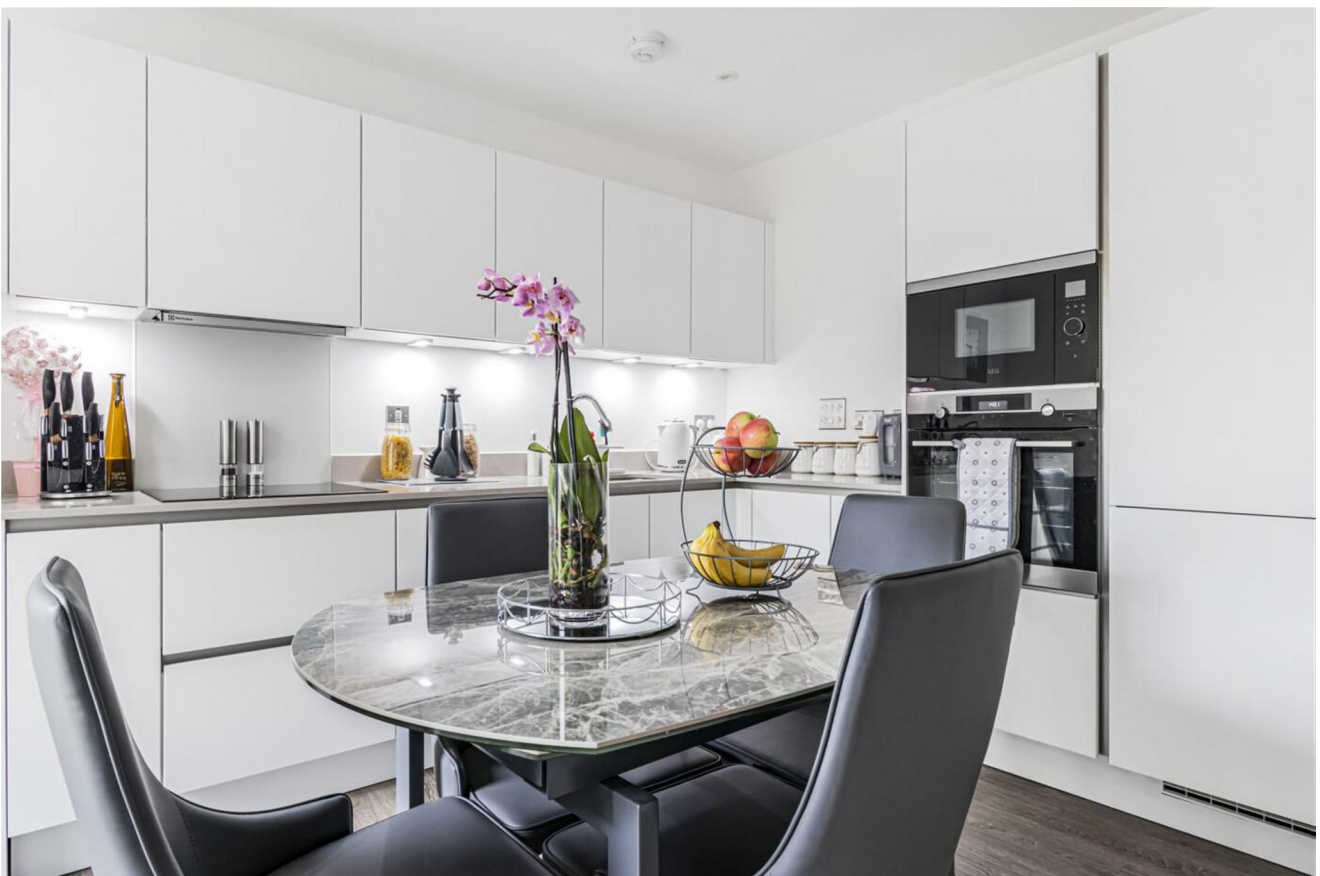
### LIVING ROOM AREA

Double glazed door & window to the front letting in lots of natural light & leading to the private balcony. Laminate flooring, pendant lighting, radiator and wall-papered feature wall.



### LUXURY FITTED KITCHEN

Large double glazed window to the front of the block. A well fitted, modern kitchen with white handleless base & wall units offering lots of useful storage. Fitted oven & microwave, electric hob with hidden extractor fan above. Stainless steel sink with mixer tap and integrated dishwasher & fridge freezer. Laminate flooring & spotlights to the ceiling.



## DINING AREA

A different aspect showing the dining area of the kitchen.



## BALCONY / TERRACE



### HALLWAY

Own entrance leading to the hallway of the property. Laminate flooring, radiator, video entry phone system, pendant lighting and access to the open plan kitchen/living room, bedroom & bathroom.



### BEDROOM

Double glazed floor to ceiling window letting in lots of natural light to the front of the block. Carpeted, with pendant lighting to the ceiling. Radiator.



**BEDROOM (pic 2)**  
A different aspect showing the full sized fitted wardrobes.



**LUXURY BATHROOM**  
A well fitted bathroom with fully tiled flooring and mainly tiled walls. Comprising of a full sized paneled bath with thermostatic shower and glass shower panel, low flush WC with hidden cistern & pedestal wash hand basin with large mirrored cabinet above & useful storage alcove beneath. Chrome heated towel rail and chrome fixtures and fittings.



## ALLOCATED PARKING

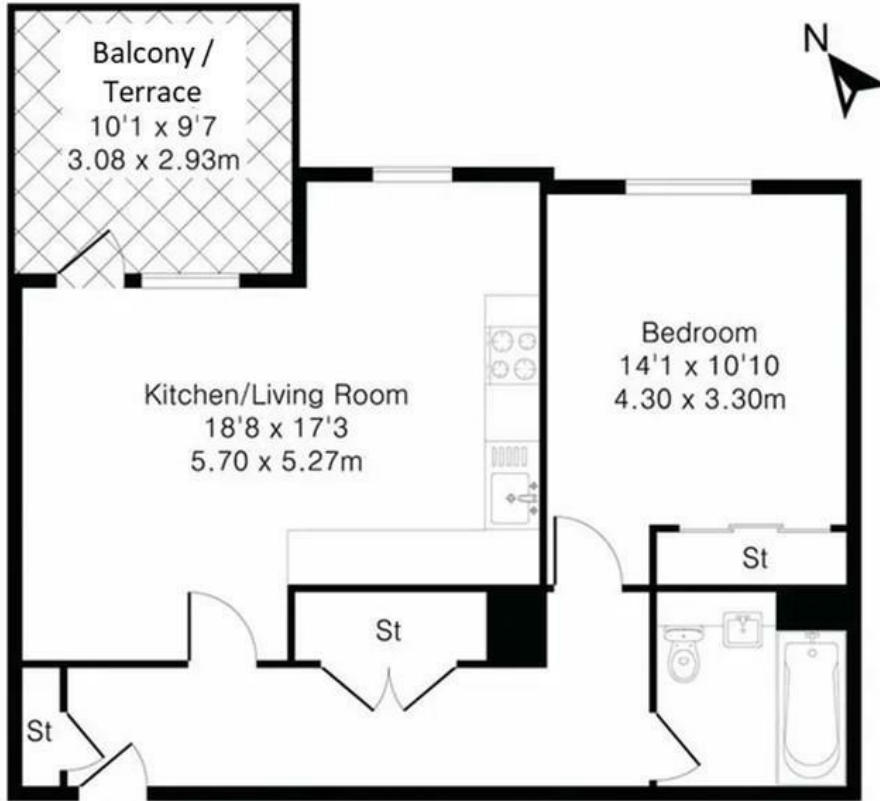


## COMMUNAL GARDENS & PLAYGROUND



# AVORY HOUSE, SOUTHGATE, N14

Approximate Gross Internal Area 606 sq ft – 56 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		82	82
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.