



## Chaucer Close, N11 1AU

A well-presented three-bedroom terraced house situated in a quiet residential cul-de-sac, approximately half a mile from Arnos Grove Underground Station (Piccadilly Line) and within easy reach of New Southgate Railway Station. The property offers a bright reception room, fitted kitchen, three well-proportioned bedrooms, a family bathroom and a private rear garden. Offered furnished, the house also benefits from gas central heating and double glazing. Ideally located close to local shops, supermarkets, cafés, highly regarded schools and the open spaces of Arnos Park. Excellent transport links provide easy access to Central London, the City and Heathrow Airport, making this an ideal home for families and professional tenants alike.

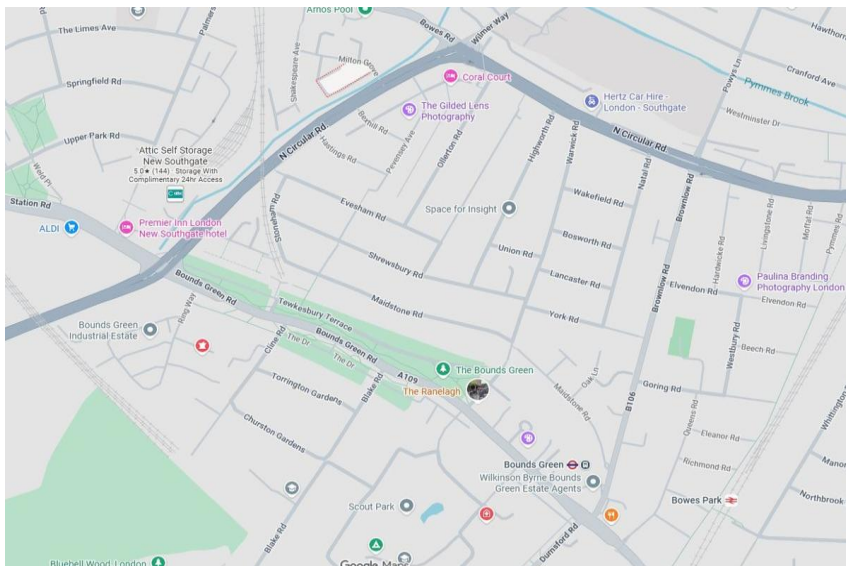
£2,300 pcm

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 89 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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