





Imber Close, Southgate, London, N14

£700,000

Addison Townsend are delighted to offer for sale this delightfully refurbished three bedroom terraced house. Located in a quiet cul-de-sac location within 0.4 miles of Southgate Underground Station, within excellent school catchments and short walking distance of local parks and transport links. The property offers a spacious front reception room, open plan kitchen/family/dining room, three well proportioned bedrooms and a family bathroom with three piece suite. Externally the property boasts an exceptional 75' rear garden with a mutli use room to the rear which has electric supply. The property also benefits from further potential for extension to the rear (previous approved plans 22/02211/CEA) and to convert the loft subject to planning consent.





Tenure : Freehold

Council Tax Banding : E

EPC C

Sq.Ft : 859



**Approximate Gross Internal Area 859 sq ft - 80 sq m
(Excluding Outbuilding)**

Ground Floor Area 432 sq ft – 40 sq m
 First Floor Area 427 sq ft – 40 sq m
 Outbuilding Area 177 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		74	82

Address: 11 Imber Close, N14



02088826828

www.addisontownsend.co.uk

info@addisontownsend.co.uk



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