



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



3

Bedrooms



1

Bathroom



Well Presented & Extended 3 Bedroom End of Terraced house set in Quiet Location with very easy access to New Southgate train Station with direct access to Kings Cross & Moorgate via Finsbury Park Station (Piccadilly Line & Victoria Line). Boasting an Open Plan fully fitted kitchen/diner with quartz work tops, skylight windows & double glazed sliding doors to a beautiful south westerly facing garden. Guest WC & modern bathroom. Very well located to local shopping facilities, cafes, parks & schools. Viewing this property is a must.

Located in New Southgate N11, this extended three-bedroom end-terrace house is situated on Park View Crescent. The open-plan fitted kitchen/diner/lounge serves as the heart of the home, providing a versatile area for dining, entertaining & direct access to the garden. Some period features add character to the property, enhancing its appeal, & a separate front reception room.

The house benefits from a south-westerly facing rear garden that captures the sun, ideal for relaxation or gardening. Its location provides easy access to public transportation, with New Southgate Train Station, with access to Kings Cross or Moorgate via Finsbury Park (Piccadilly & Victoria Line) and Arnos Grove Tube nearby, facilitating convenient travel across London.

The property also presents potential for loft extension, subject to planning permission, allowing for future customisation and expansion to suit the needs of the occupants. The surrounding area of New Southgate offers a range of amenities, including local shops, parks, cafe's & restaurants, contributing to a well-rounded community environment.

ENTRANCE PORCH: 2' 05" x 6' 09" (0.74m x 2.06m) Mosaic floor tiles.

ENTRANCE HALL: 15' 06" x 5' 03" (4.72m x 1.60m) Front door with lead stained period coloured glass, laminated flooring, radiator, coving to ceiling, under-stairs storage cupboard,

FRONT RECEPTION: 14' 05" x 11' 08" (4.39m x 3.56m) Double-glazed windows in squared bay with plantation shutters to front aspect, laminated flooring, feature fireplace, radiator, coving to ceiling, picture rail, ceiling rose.

GUEST WATER CLOSET: 4' 05" x 2' 08" (1.35m x 0.81m) Low-level flush water closet, wash hand basin with mixer tap in vanity unit, tiled walls & floor, extractor.

KITCHEN/LOUNGE/DINING AREA: 23' 00" x 17' 01" (7.01m x 5.21m) 23'00" > 20'00" x 17'01" > 16'08" **KITCHEN AREA:** Wall and floor standing kitchen units, kitchen island with storage cabinets, quartz worktops, double Neff ovens, 5 ring Neff gas hob, Neff fitted dishwasher, Hotpoint fitted washing machine, sink drainer with mixer tap, fitted kitchen units with fridge & freezer, extractor, spotlights, under unit lights, laminated flooring, vertical radiator. **LOUNGE/DINING AREA:** Double glazed sliding doors to garden, laminated flooring, skylights x 2, radiator. Double glazed sliding doors to garden, radiator.

LANDING: 5' 08" x 5' 07" (1.73m x 1.70m) Carpet, loft access.

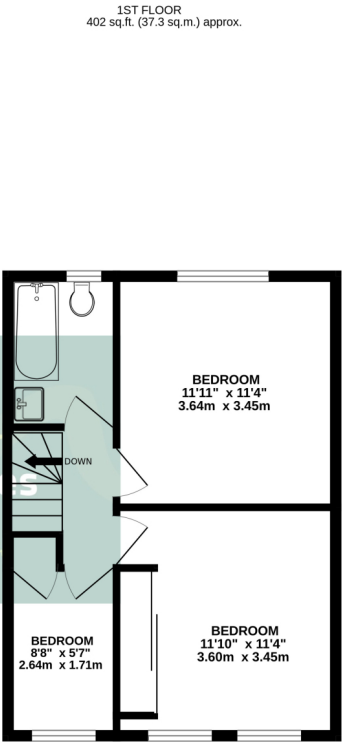
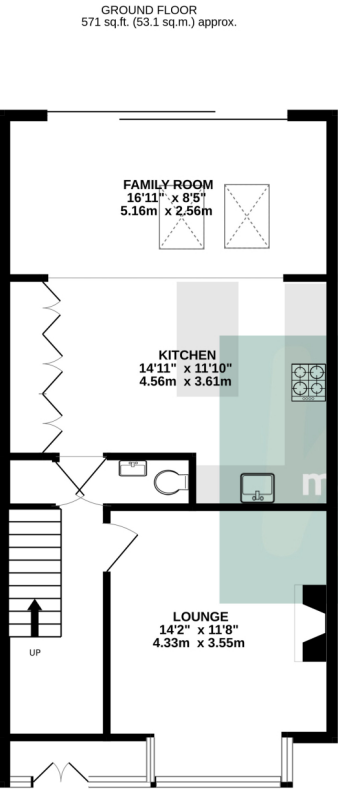
BATHROOM: 7' 10" x 5' 05" (2.39m x 1.65m) Double-glazed window to rear aspect with plantation shutters, panel bath with shower, low-level flush water closet, heated towel rail, wash hand basin with mixer tap in vanity unit, tiled walls & flooring, spotlights, heated towel rail.

FRONT BEDROOM (1): 12' 03" x 11' 04" (3.73m x 3.45m) Double-glazed window to front aspect with plantation shutters x 2, carpet, radiator, ceiling rose, carpet.

REAR BEDROOM (2): 12' 00" x 11' 05" (3.66m x 3.48m) Double-glazed window to rear aspect with plantation shutters, carpet, radiator, coving to ceiling, ceiling rose.

FRONT BEDROOM (3): 10' 04" x 5' 07" (3.15m x 1.70m) Double-glazed window to front aspect with plantation shutters, radiator, fitted wardrobe, carpet.

GARDEN: 45' 00" x 20' 00" (13.72m x 6.10m) Indian sandstone patio area, artificial lawn, mature garden shrubs, south westerly facing.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C206

£685,000

Park View Crescent, New Southgate N11

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Park View Crescent, New Southgate N11

