



## Larch Way, Oakwood/Southgate, London, N14

Under Offer (SSTC)

£499,995 (Leasehold)





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**Fantastic modern apartment, brimming with a range of modern features, including parking space with electric vehicle charger and private balcony. Must be seen to be fully appreciated.**

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This well-presented two-bedroom modern apartment offers high-quality finishes, strong energy efficiency credentials, and a quiet position within a contemporary development, complete with allocated parking, an EV charging point, and a private balcony overlooking landscaped communal grounds.

Located on the 2nd/top floor and sharing its entrance with just one other property, the apartment benefits from a private and well-maintained setting. The open-plan kitchen and living space features Amtico LVT flooring, Hillary's plantation shutters, and integrated appliances including an electric oven, microwave, dishwasher, fridge/freezer, and 4-ring hob. A double-glazed door opens to the private balcony, providing additional outdoor space.

Both bedrooms are doubles with Sharps-built fitted wardrobes, and the main bedroom has an en-suite shower room. A separate bathroom serves the second bedroom, with both rooms finished with heated towel rails, tiling, and mechanical ventilation. A utility cupboard houses the washing machine/tumble dryer, heat interface unit, and MVHR system.

Externally, the development offers landscaped communal grounds, secure cycle and bin storage, and an allocated parking space with an EV charging point directly outside the entrance. The property also benefits from a 996-year lease, £1 fixed ground rent, and approximately eight years remaining on the NHBC warranty.

The location provides good access to the amenities of Southgate and Oakwood, with nearby shops, cafés, bus services, and Piccadilly Line stations for central London connections. Trent Park and Oakwood Park offer nearby green spaces for outdoor recreation.

Tenure: Leasehold

Lease Term: Lease of 999 years.

Term remaining: 996 years remaining

Service Charge: Service charge for 2024/25: £1,800. 2025/26 charge is currently drafted at £2,310.

Ground Rent: £1 per annum

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Car Park & Communal Grounds

One allocated parking space with electrical charging point, external bin and cycle stores.

## Communal Entrance

Large communal entrance shared by only two properties. Access to the communal areas is at ground level, with stairs to the first floor providing access to landscaped communal grounds, and stairs to the second floor leading to both apartments.

## Open plan kitchen/living space

Downlights and spotlights to ceiling, double glazed window and door to rear aspect, door to side aspect, bespoke plantation shutter blinds, LVT flooring, two radiators, "Energetik" control system, videophone entry. Matching range of wall and base units with integrated appliances including fridge/freezer, dishwasher, electric oven, microwave, and 4-ring electric hob with extractor hood over.

## Balcony

Paved floor with metal railings and outside light.

## Hallway

Utility cupboard housing heat interface unit, washing machine/tumble dryer, and mechanical ventilation heat recovery unit (MVHR).

## Bedroom 1

Window to rear aspect, radiator, bespoke built-in wardrobe, door to en-suite.

## Ensuite

Spotlights to ceiling, tiled walls, LVT flooring, walk-in shower, hand basin with mixer tap, low flush WC, shaving point, heated towel rail, mechanical ventilation.

## Bedroom 2

Window to front aspect, radiator, bespoke built-in wardrobe.





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## Bathroom

Tiled splash backs, spotlights to ceiling, LVT flooring, bath with shower screen and shower over, hand basin with mixer tap, low flush WC, electric heated towel rail, shaving point, mechanical ventilation.

## Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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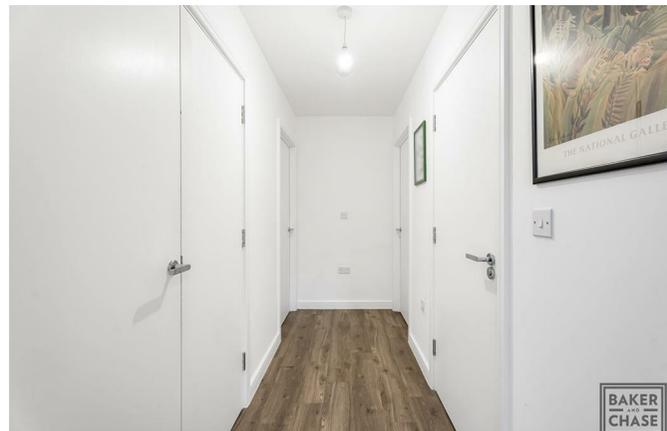
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 849 sq ft - 79 sq m



Second Floor



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.



EPC Rating B / Local Authority: London Borough of Enfield / Council Tax Band: D

