





Grange Gardens, Southgate, London, N14

Offers in excess of £400,000

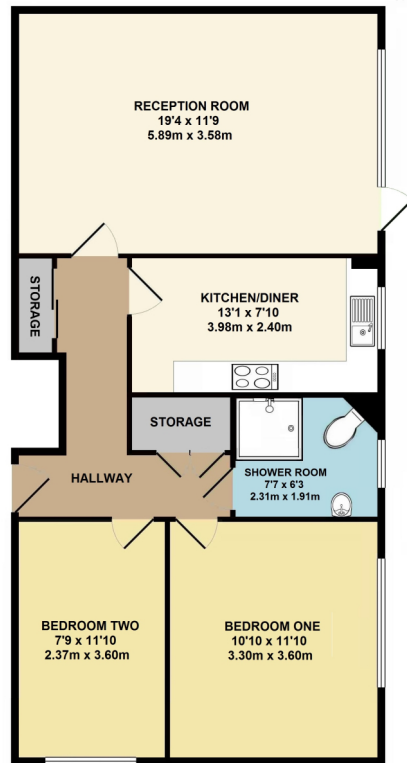
Addison Townsend are delighted to offer this wonderfully spacious ground floor two bedroom apartment located in this popular and quiet residential development within 250 metres of Southgate Underground Station. The property offers two double bedrooms, a large living room, fitted kitchen, family shower room and direct access to communal gardens. Externally the property boast allocated parking and communal gardens.





Tenure : Leasehold
Council Tax Banding : D
EPC C
Sq.Ft : 766





GROUND FLOOR



GROSS INTERNAL FLOOR AREA 766 SQ FT 71 SQ M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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
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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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
95-100 A	95-100 A	10-15 A	10-15 A
80-95 B	80-95 B	16-20 B	16-20 B
65-80 C	65-80 C	21-25 C	21-25 C
50-65 D	50-65 D	26-30 D	26-30 D
35-50 E	35-50 E	31-35 E	31-35 E
20-35 F	20-35 F	36-40 F	36-40 F
1-20 G	1-20 G	41-45 G	41-45 G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	England, Scotland & Wales	England, Scotland & Wales	England, Scotland & Wales
71	78	71	80
Address: Grange Gardens, London, N14	Address: Grange Gardens, London, N14	Address: Grange Gardens, London, N14	Address: Grange Gardens, London, N14



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