

Chase Side, N14 5HR
London

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Kings Group – Enfield Town are delighted to present this exceptional chain free two double bedroom top floor apartment, offering an impressive approximately 894.1 sq ft of internal living accommodation, an outstanding opportunity for buyers seeking a property with scope to personalise and create their ideal home.

Situated on the third floor of this well-maintained development, the property benefits from a secure entry phone system, providing additional peace of mind, while the impressive 943 year lease and the inclusion of a garage en bloc further enhance its appeal.

The generously proportioned accommodation comprises a sizeable kitchen/diner, a naturally bright and airy reception room with direct access onto your own private balcony, a separate WC, a three-piece family bathroom, and two excellent sized double bedrooms, both benefiting from fitted wardrobes. Further storage cupboards throughout, gas central heating, and double glazing add to the practicality and comfort of this well appointed home.

Offering superb potential for those looking to add their own style and vision, this apartment represents a fantastic opportunity to acquire a spacious home in a highly desirable location.

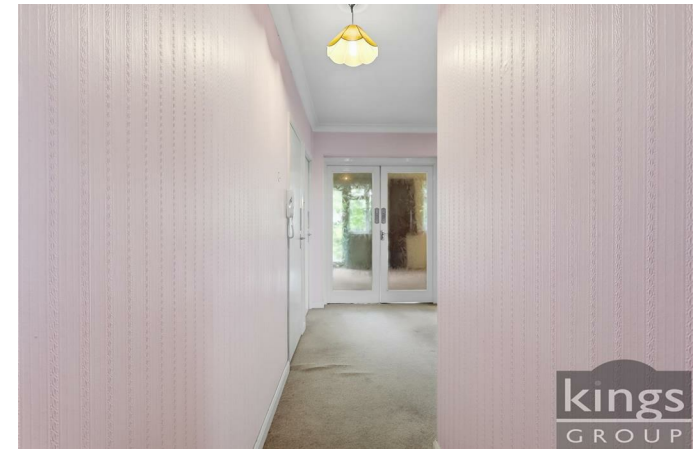
Ideally positioned within easy reach of Southgate Station (Piccadilly Line), residents can enjoy swift connections into Central London, alongside excellent local bus links. The property is also conveniently located close to the vibrant selection of shops, restaurants, cafés, and amenities available along Southgate High Street.

Families will particularly appreciate the property's location within the catchment area of several highly regarded schools, including St Andrew's Southgate Primary School, West

£400,000



- Chain Free
- Garage En Bloc
- Approximately 894.1sqft of Internal Living Space
- Generous Reception Room Opening Directly onto Your Own Private Balcony
- WC and Three Piece Bathroom Suite
- An Impressive Top Floor Apartment Featuring Two Well-Sized Double Bedrooms
- Lift Access to All Floors and Security Entry Phone System
- Enjoying the Added Advantage of a Substantial 943 Year Lease
- Ample Storage Throughout, Including Fitted Wardrobes to Both Bedrooms
- Perfect For Those Seeking a Home They Can Personalise and Make Their Own





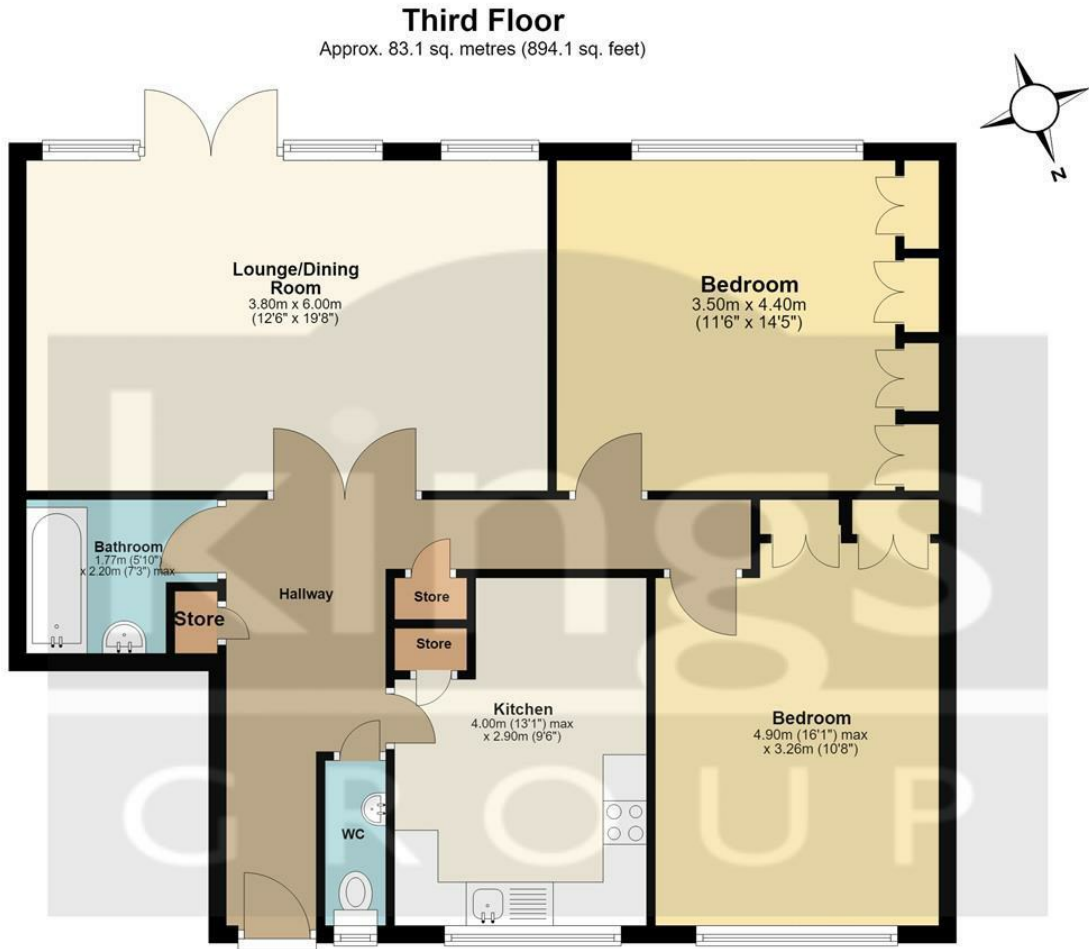
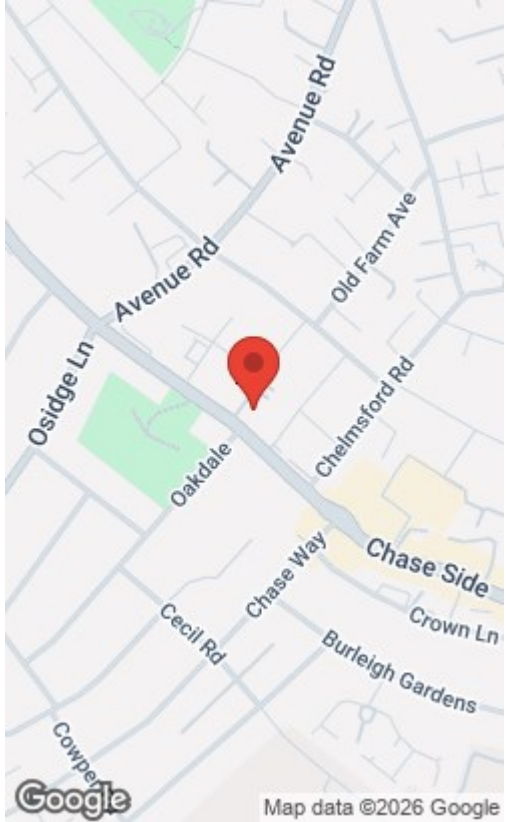
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 83.1 sq. metres (894.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Marlow Court

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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