



**Offers in excess of £625,000**

**TENURE : FREEHOLD**

**Riverside Place, New Southgate, N11**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**New Build House**

**End of Terrace**

**Chain Free**

**Secluded Rear Garden**

**Quiet Residential Road**

**Three Bedrooms**

**Addison Townsend**

155 High Street, Southgate, London, N14 6BP

info@addisontownends.co.uk | 442088826828

Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are delighted to offer for sale this new build three bedroom end of terrace house located in this quiet residential road under a mile from Arnos Grove Underground Station, New Southgate British Rail and local parks and transport links. Comprising open plan kitchen/living area, three bedrooms, modern bathroom & guest WC. With large driveway and secluded rear garden with green outlook. Offered for sale chain free.

#### **Entrance Porch**

Entrance via UPVC door. Laminate wood floor.

#### **W.C.**

Low level flush W.C. Wash hand basin. Double glazed window to front aspect.

#### **Entrance Hall**

Door to reception. Laminate wood floor.

#### **Kitchen/Reception** 20'3 x 18'10 (6.17m x 5.73m)

Two sets of sliding doors to rear aspect. Double glazed window to front aspect. Laminate wood floor. Range of wall and base units.

#### **Bedroom One** 11'10 x 10'1 (3.60m x 3.07m)

Double glazed window to rear aspect.

#### **Bedroom Two** 11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to rear aspect.

#### **Bedroom Three** 6'7 x 5'11 (2.00m x 1.84m)

Double glazed window to front aspect.

#### **Bathroom**

Three piece bathroom suite. Window to front aspect.

#### **Garden** 24'4 x 22'5 (7.42m x 6.82m)

Paved rear garden with side access.

#### **Driveway** 25'2 x 14'9 (7.68m x 4.49m)

Paved Drive

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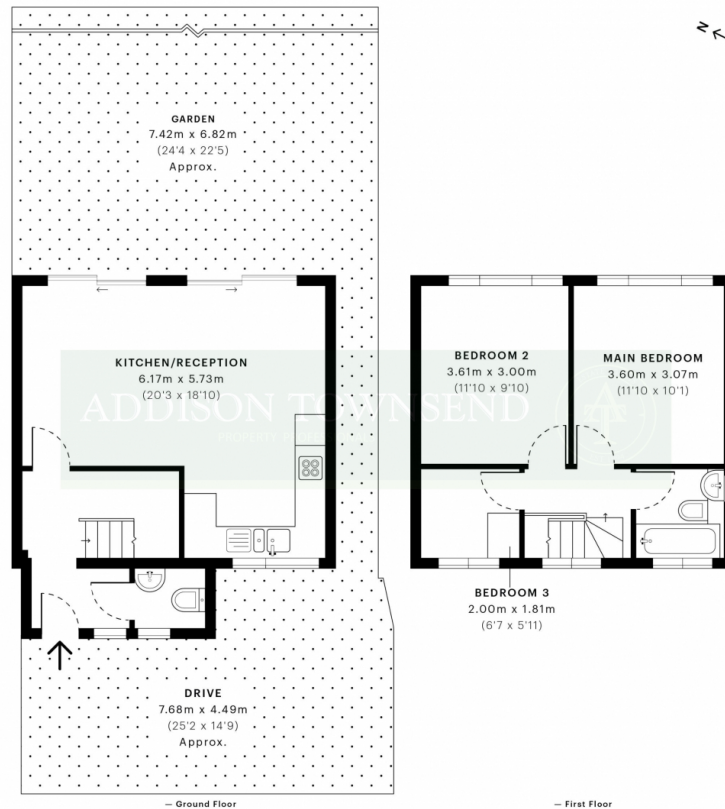
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PROPERTY PROFESSIONALS









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
74.00 sqm / 796.53 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes windows, restricted head height  
68.24 sqm / 734.53 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



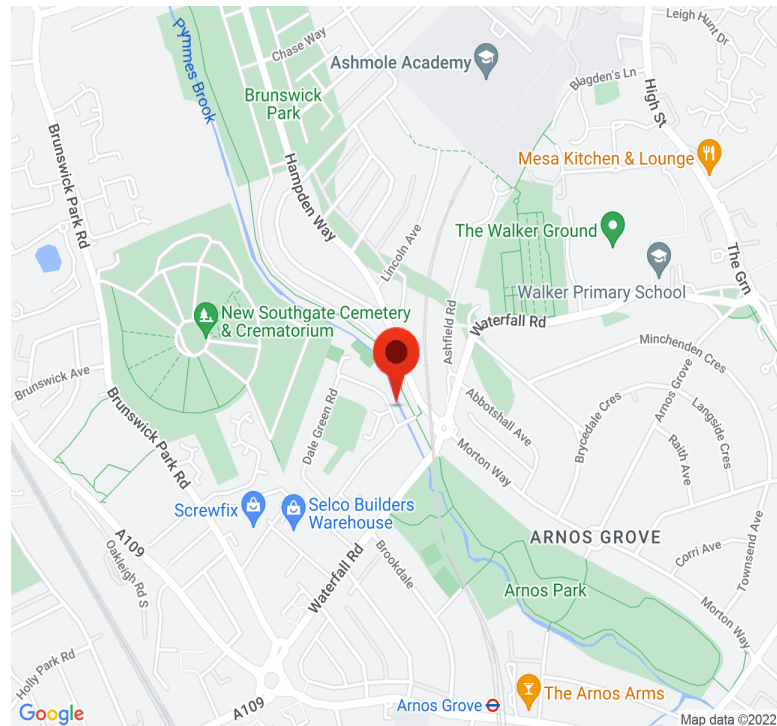
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.09 sqm / 786.73 sqft  
IPMS 3C RESIDENTIAL 69.52 sqm / 748.31 sqft

SPEC ID: 62876f233d109d0df2fd3845

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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