



£415,000

TENURE : LEASEHOLD

Chelmsford Road, N14

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

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 this lovely two bedroom apartment located in this sought after development within a short 0.6 miles to both Southgate and Oakwood underground stations, close to local bus routes, local amenities and excellent primary and secondary school catchments including Dame Alice Owen. This property benefits from two bedrooms with fitted wardrobes, family bathroom with en-suite shower room, fitted modern kitchen dining area, ample storage, allocated parking, well maintained communal gardens and lift access. The remaining lease length is 125 years from July 2013.

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ADDISON TOWNSEND
PROPERTY PROFESSIONALS





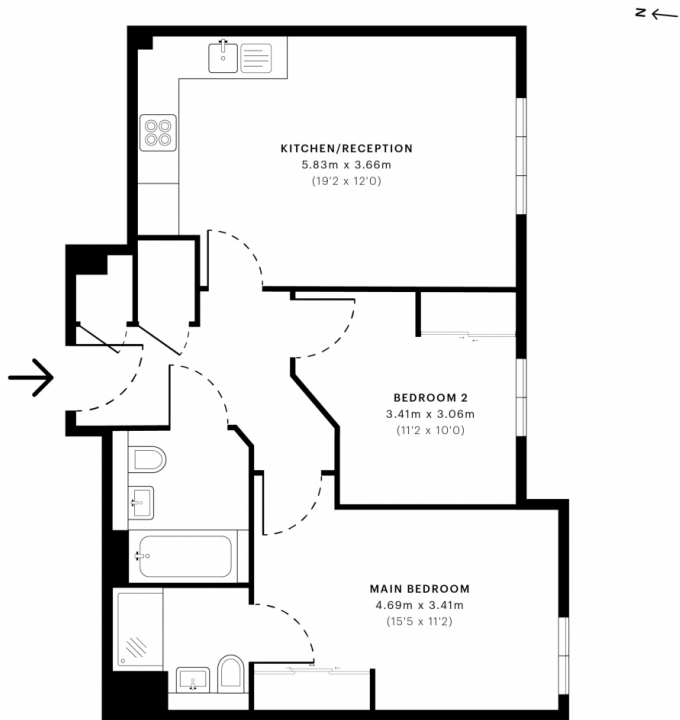
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— First Floor

GROSS INTERNAL AREA
The footprint of the property
63.12 sqm / 679.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes applicable common hallways
59.92 sqm / 644.97 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 rooms lengths and widths are the maximum points of measurements captured in the scan.

IPNS 00 RESIDENTIAL, 00.07 sqm / 684.20 sqft
IPNS 00 RESIDENTIAL, 00.07 sqm / 684.44 sqft

SPEC ID: 5631880d42fb810d95b2ca05

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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