



£450,000

TENURE : LEASEHOLD

Chelmsford Road, Southgate, N14

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**Two Double Bedroom
Apartment**

**En-suite and Family
Bathroom**

**Large Reception with Two
Balconies**

Modern Kitchen/Diner

Three Balconies

Chain Free

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownends.co.uk | 442088826828

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

ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this luxury, second floor, lift accessed, 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. This property benefits from two double bedrooms with fitted wardrobes and en-suite facility and balcony to the main bedroom, family bathroom, fitted modern kitchen/diner, and large reception room with two balconies, ample storage, allocated parking, well maintained communal gardens and lift access. The remaining lease length is 125 years from July 2013.

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownends.co.uk | 442088826828

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

ADDISON TOWNSEND
PROPERTY PROFESSIONALS





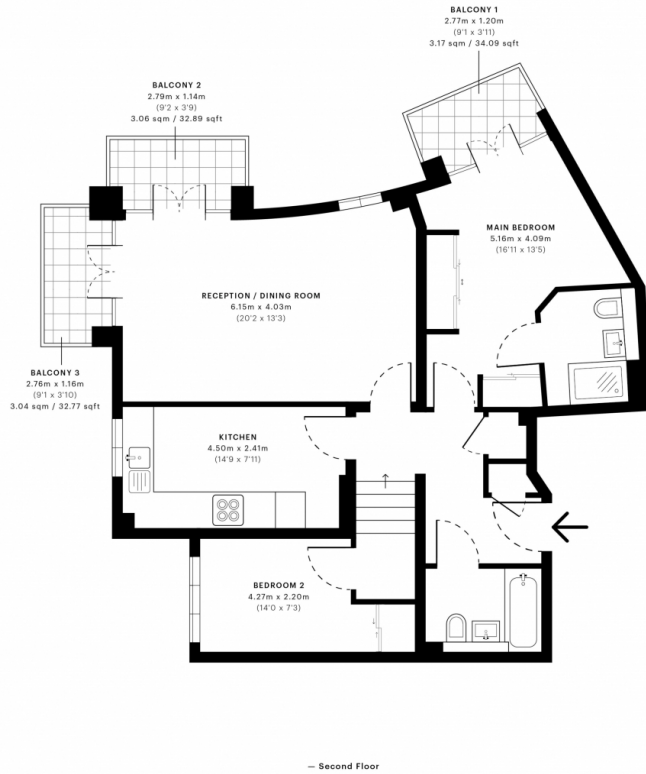
Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownends.co.uk | 442088826828
Website: <https://www.addisontownsend.co.uk/>





Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownends.co.uk | 442088826828
Website: <https://www.addisontownsend.co.uk/>



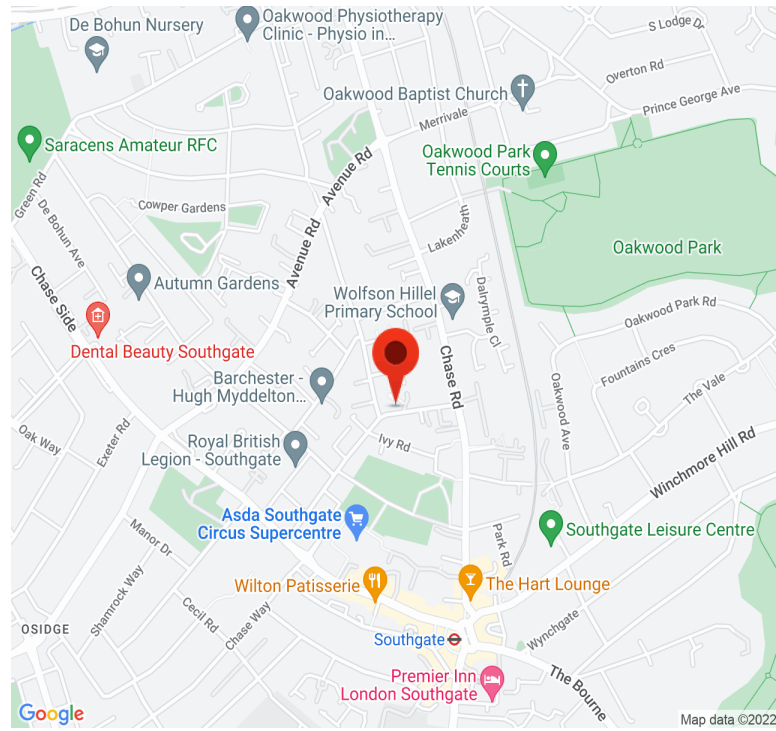


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

PRINT OR RESIDENTIAL: 95.97 sqm / 1036.24 sqft
PRINT OR RESIDENTIAL: 95.97 sqm / 1036.24 sqft

SPEC ID: 56363f4d4fc51390dbcd824de

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	85
(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	



Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownends.co.uk | 442088826828
Website: https://www.addisontownsend.co.uk/

