



 **3**  
Bedrooms

 **2**  
Bathrooms





£2,700 pcm  
Addison Avenue, Southgate London N14



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Mantlestates are pleased to offer this EXTENDED 3 BEDROOM TERRACED HOUSE in a quiet location with a large garden, garage, parking for several cars & 2 shower rooms. Catchment to popular schools, easy access to Southgate & Cockfosters shopping facilities. Short Walk to Oakwood Tube Station (Piccadilly Line)

**ENTRANCE HALL:** 6' 03" x 3' 09" (1.91m x 1.14m)

Double glazed front door, radiator, laminated flooring, coving to ceiling.

**FRONT LEFT RECEPTION:** 12' 06" x 11' 00" (3.81m x 3.35m)

Double glazed window to front aspect, radiator, laminated flooring, coving to ceiling.

**LOBY AREA:** 7' 00" x 3' 07" (2.13m x 1.09m)

Storage cupboard: 8.00" x 2.10": shelving. Storage cupboard: 2.09" x 3.01": shelving, electric fuse board.

**SHOWER ROOM (ground floor):** 7' 00" x 7' 00" (2.13m x 2.13m)

Walk-in shower, bidet, low-level flush water closet, extractor, tiled walls, tiled flooring, heated towel rail, wash hand basin with mixer tap, mirrored storage cabinet.

**KITCHEN-DINER:** 8' 05" x 23' 00" (2.57m x 7.01m)

Double glazed window to rear aspect x 2, double glazed to garden, wall and floor standing kitchen units, stainless steel drainer with mixer tap, gas hob, electric oven, extractor, radiator, sky-lights to rear aspect x 2.

**FRONT RIGHT RECEPTION:** 17' 00" x 10' 10" (5.18m x 3.30m)

Double-glazed window to front aspect, laminated flooring, brick fireplace.

**LANDING:** 9' 00" x 5' 05" (2.74m x 1.65m)

Double glazed window to rear aspect, stairs with carpet, radiator, laminated flooring, storage cupboard housing gas central heating boiler, loft access.

**FRONT BEDROOM:** 11' 00" x 11' 01" (3.35m x 3.38m)

Double glazed window to front aspect, radiator, laminated flooring, fitted wardrobes, 2 x storage cupboard.

**SHOWER ROOM:** 5' 00" x 5' 10" (1.52m x 1.78m)

Double glazed window to front aspect, walk-in shower cubicle, wash hand basin in vanity unit with mixer tap, heated towel rail, tiled floor, spotlights, extractor.

**SEPARATE WC:** 4' 08" x 2' 09" (1.42m x 0.84m)

Double glazed window to rear aspect, low-level flush water closet, laminated flooring, part tiled walls.

**REAR BEDROOM:**

Double glazed window to rear aspect, laminated flooring, radiator, built-in wardrobes x 2.

**FRONT BEDROOM:** 9' 02" x 9' 01" (2.79m x 2.77m)

Double-glazed window to front aspect, laminated flooring, built-in wardrobes x 2

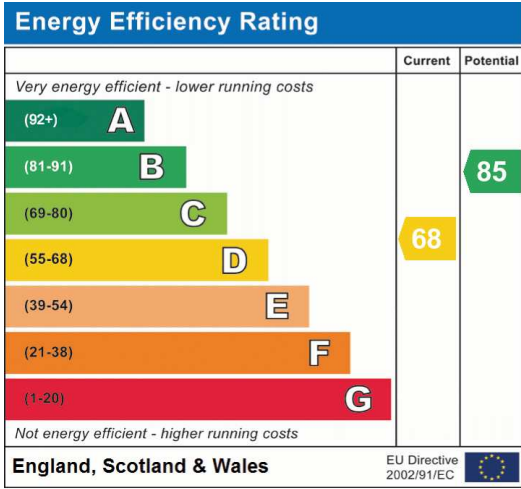
**GARDEN:** 26' 00" x 90' 00" (7.92m x 27.43m)

The Garden is separated into 2 sections: First section: 32.08 ft (long) x 26.00 ft (wide): patio, lawn, fruit tree. Second section: 58.00 ft (long) x 26.00 ft (wide): off-street parking for several cars.

**GARAGE:** 19' 09" x 8' 09" (6.02m x 2.67m)



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