

LANTERN COURT

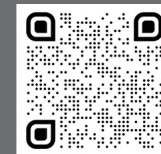
SOUTHGATE - N14

THOMAS
JAMES

kw



- OPEN PLAN KITCHEN LIVING DINING
- 2 BEDROOMS
- ALLOCATED PARKING SPACE
- TOP FLOOR
- JULIETTE BALCONY
- 2 MINUTES FROM THE TUBE



FOR SALE
£425,000
LEASEHOLD

LANTERN COURT

SOUTHGATE - N14

**THOMAS
JAMES**

kw



TOP FLOOR APARTMENT

£425,000

IN BRIEF

This light and spacious top floor two bedroom apartment is ideally located at the heart of the Southgate neighbourhood, just a two minute walk from the tube station, close to numerous shops, bars and restaurants and less than a ten minute walk to Grovelands Park. It is in excellent condition throughout, is decorated in a tasteful and contemporary monochrome palette, and has a gated landscaped residents' garden with an allocated parking space.

PROPERTY DESCRIPTION

The apartment is entirely south-facing so has excellent natural light. It is located at the quieter rear of this modern development, with views over the landscaped residents' parking and garden area, and towards the green back gardens of Winchmore Hill Road. At 750 sq ft it is generously sized for a two bedroom apartment, and all the rooms are a good size.

At almost 20' square, the main living room is a great space to relax or entertain. It is open plan, with a U-shaped kitchen tucked away in one corner, a dining area, and ample space for a large sofa. Both the window and glazed double doors with Juliet balcony have views over the rear car park and adjacent gardens. The kitchen has a tiled floor and splashback, integrated double oven, electric hob and extractor, stainless steel sink and fittings and is fully fitted with wall and base units.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: C

LEASEHOLD- 108YRS
SERVICE CHARGE - £1900PA
GROUND RENT - £150PA



BURY STREET WEST

BUSH HILL PARK - N9



PROPERTY DESCRIPTION CONTINUED

The main bedroom also has glazed double doors with a Juliet balcony; it is a large double room with plenty of space for bedroom furniture. There is also a full-height storage cupboard in the hall and additional loft storage accessed via a hatch in the entrance hall. The second bedroom is also a double, and both bedrooms have views over the gardens to the rear. The bathroom is contemporary and bright, with a tiled floor and bath/shower area, large towel rail and mirrored wall cupboard.

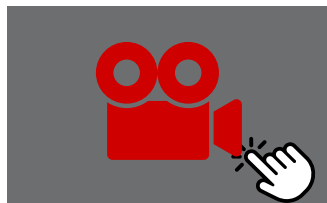
All windows are double glazed, the heating is all electric, and the apartment has wood laminate floors in all areas apart from the kitchen and bathroom. It is a lovely property in a great location which has been carefully maintained and tastefully decorated, with parking and outside space. It is leasehold, with 108 years remaining on the lease.



TRANSPORT



VR TOUR



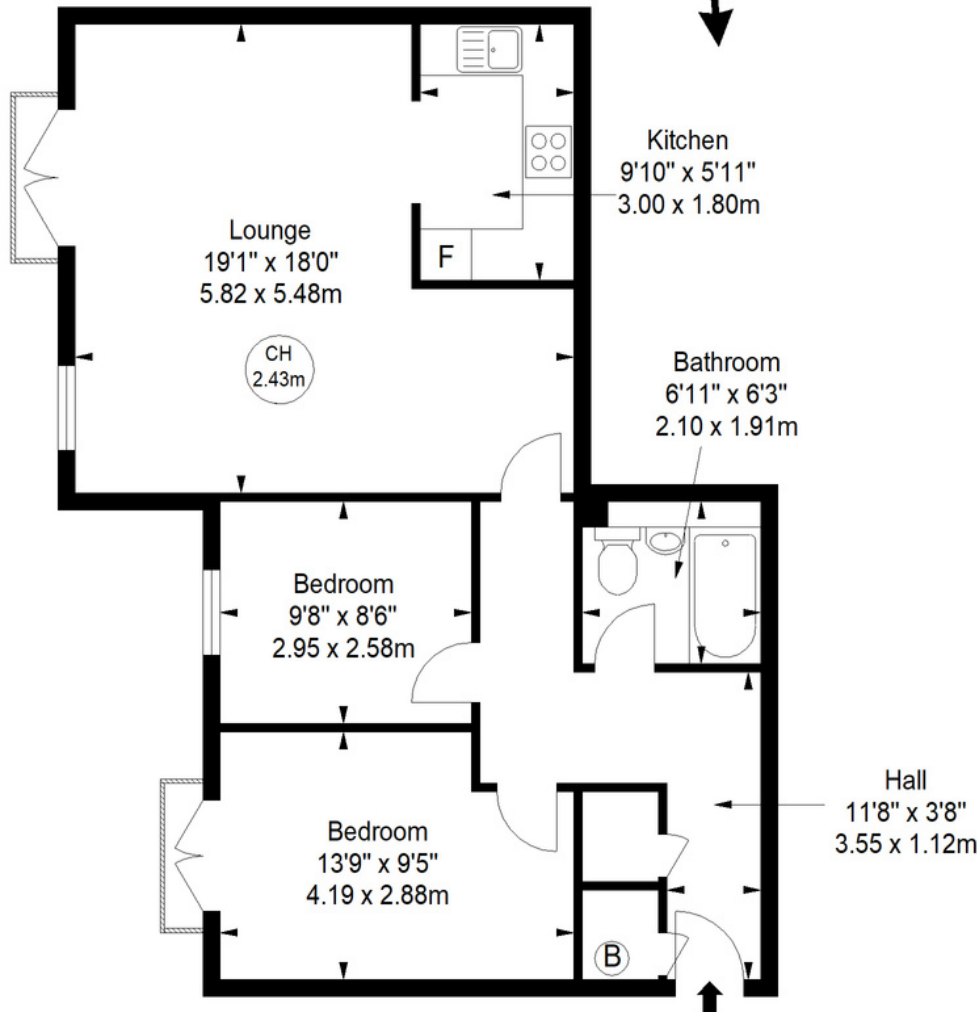
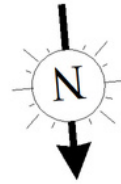
PLEASE CLICK ON THE LINKS ABOVE

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Lantern Court, Winchmore Hill Road, N14


Approximate gross internal area
68.19 sq m / 734 sq ft

Key :
CH - Ceiling Height



Third Floor

This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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