

08

FLAT 8, THE
WAREHOUSE



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sun-filled flat number 8 two-bedroom apartment

*guide price
£325,000 - £350,000*

this delightful, two bedroom, ground floor apartment, boasts over 800 sqft of contemporary living space. the home is situated on park road, n14, in a residential development named 'the warehouse', which is highly sought after given it's proximity to all local, amenities such as shops, parks, restaurants, schools, and being within walking distance to southgate station.



description

the clean lines of the home lend themselves to minimalistic lifestyles, while also offering opportunities for colourful design if required. wooden flooring throughout, paired with carpeted bedrooms provides a warm and natural ambience, a perfect match for the simple white hues of the walls and ceilings.

the home boasts further benefits, such as an allocated parking space, a telephone access system, large free standing wardrobes in both bedrooms, and of course it offers substantially larger living space than the average local & national typical two bedroom apartments.

two double bedrooms occupy the home, served by a fully tiled family bathroom, which has been fitted with chrome fixtures and fittings throughout.

the kitchen is separate and fully integrated, with a fridge freezer, oven, gas hob & extractor fan.

all main rooms have the added luxury of Juliet balconies, which provide access to plenty of fresh air and a sense of outdoor space.





location

there are few properties that offer so much convenience on the door stop – from a wealth of transport facilities, schools, supermarkets, leisure opportunities to the many open spaces.

the postcode is in the london travel to work area, and there are three underground stations within easy access – with southgate being the most convenient option being just a short walk away (0.2miles) then oakwood (1km) and cockfosters (2km) providing speedy services to and from the capital.

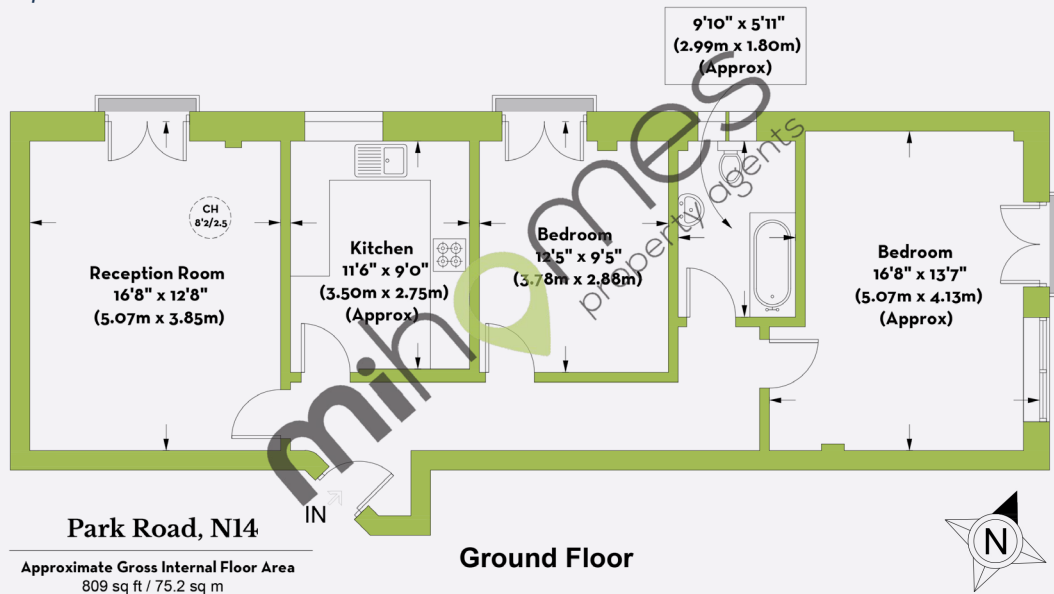
southgate is a london underground piccadilly line station. it is located between arnos grove and oakwood stations and is in travelcard zone 4. there are also three mainline stations, all less than 2.5km and include winchmore hill, grange park and oakleigh park.

when it comes to schools, they all jostle for position when it comes to academic success with most being described as either 'good' or 'outstanding' by ofsted. when it comes to secondary schools, ashmore academy is close by and an unashamedly academic establishment with a proud record of excellent gcse and a-level results. high standards of discipline and behaviour are established and maintained to ensure a safe working environment for all and the head teacher is on record for claiming the school has high aspirations for all students.

feeding the family or just nipping out for some milk is easy - supermarkets nearby include aldi, asda, co-operative food, costcutter, lidl, m&s simply food, morrisons, sainsbury's, tesco and waitrose.

floorplan:

flat 8, the warehouse,
7 park road, n14 6hb



remaining lease: |
107 years

service charge: |
£2,000 pa

ground rent: |
£300 pa

epc rating: |
d

council tax band: |
e

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1013436)

overview

within walking distance to southgate station	two double bedrooms
larger than average, boasting 800sq ft of living space	ground floor apartment
double doors in all main rooms, welcoming plenty of light and air	allocated parking space
within walking distance to all amenities and local greenery	close by to excellent education facilities
	well maintained throughout

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