

FOR SALE



Holly Park Road, New Southgate, London, N11
£475,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Holly Park Road, New Southgate, London, N11

Beautifully presented duplex two double bedroom flat offering over a 1000 sq ft of bright and spacious living accommodation across the second and third floors of this converted Victorian building.

Holly Park Road is a quiet residential turning located off Friern Barnet Road close to local shops, restaurants, bus routes and is within half a mile of New Southgate mainline station and under a mile to Arnos Grove underground station (Piccadilly). There are many green spaces and various schools nearby including Holly Park primary school and St Johns CofE primary school.

The entrance level (2nd floor) consists of a spacious living room with wood floor and dual aspect windows • Dining room with wood floor and dual aspect windows • Modern kitchen • The loft converted third floor offers two double bedrooms, one with a walk in wardrobe • Modern shower room • Double glazing • Gas central heating • Secure communal entrance • Long lease • Share of freehold • Communal parking facilities.

- Two double bedrooms
- Split level flat
- Living room
- Dining room
- Modern kitchen/shower room
- Double glazing/gas central heating
- Secure communal entrance
- Parking facilities





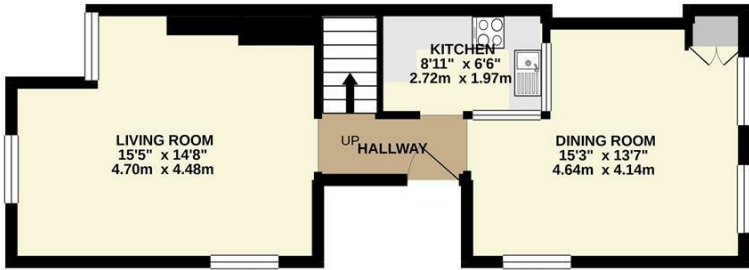
Holly Park Road
New Southgate
London
N11 3HB

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 1070.00 sq ft

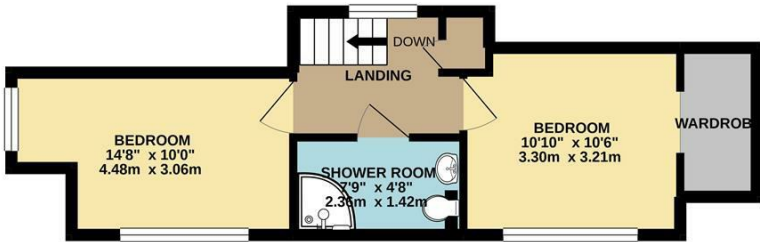


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

SECOND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



THIRD FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq ft. (99.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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