



17 SENATE HOUSE 6-16 SOUTHGATE ROAD, POTTERS BAR EN6 5EX

Guide Price £359,950 | Leasehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





## Property Overview

A luxury two double bedroom top floor balcony apartment set within Senate House, featuring a 30ft open plan through reception room/kitchen breakfast room, two bathrooms (one en-suite) and secure allocated parking.

The property is offered for sale with a long lease and with no onward chain.





## Property Features

- RECEP/KITCHEN: 30'3 x 12'2
- BALCONY
- ALLOCATED PARKING
- CHAIN FREE
- VIDEO ENTRY SYSTEM
- BEDROOM 1: 12'7 x 11'8
- EN-SUITE SHOWER ROOM
- BEDROOM 2: 12'6 x 8'2
- FAMILY BATHROOM
- LONG LEASE

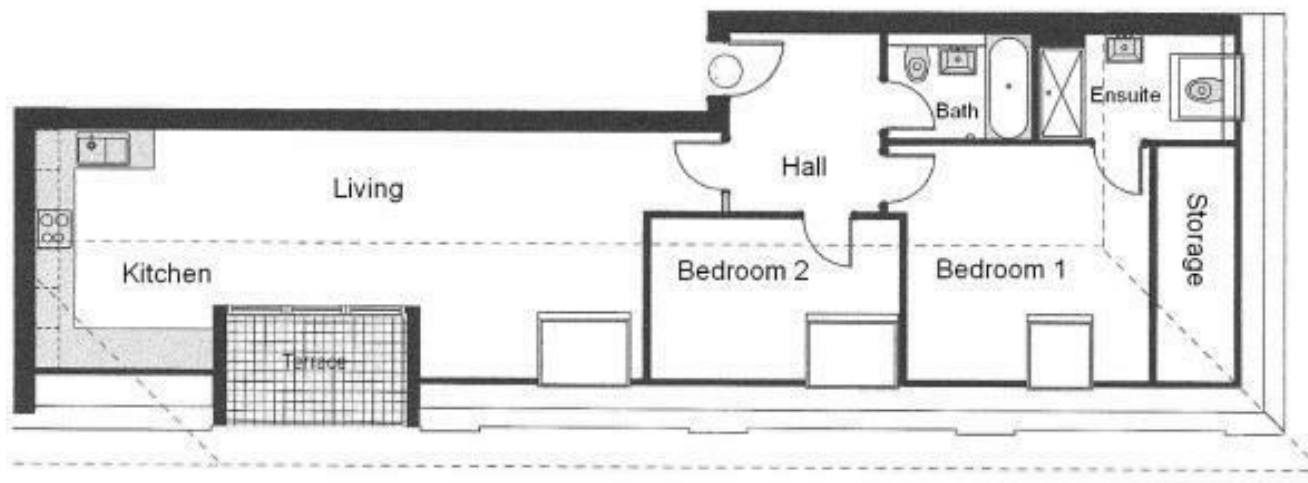
## Agents Notes

Lease: 120 years remaining (not verified)

EPC Rating: B

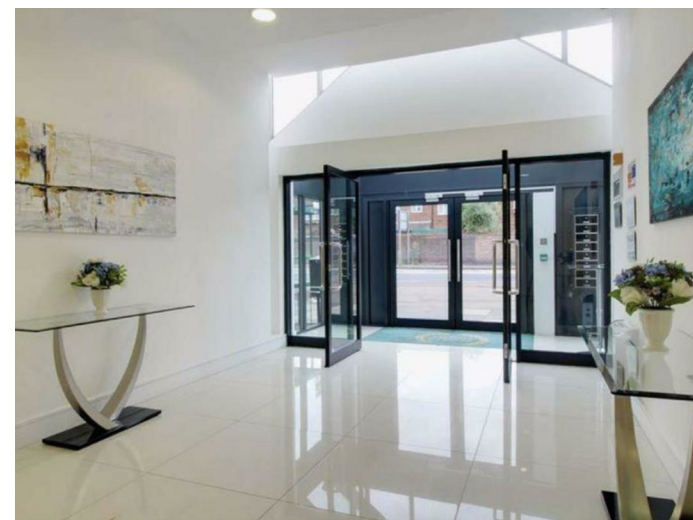
Council Tax Band: D





Living / Kitchen	9.23 x 3.70m	30'3" x 12'2"
Bedroom 1	3.85 x 3.56m	12'7" x 11'8"
Bedroom 2	3.80 x 2.45m	12'6" x 8'2"

Plans not to scale and are for indicative purposes only.



## Contact us

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