



ABSOLUTE
PROPERTY

**The Warehouse 7 Park Road
London, N14 6HB
Offers In The Region Of £245,000**



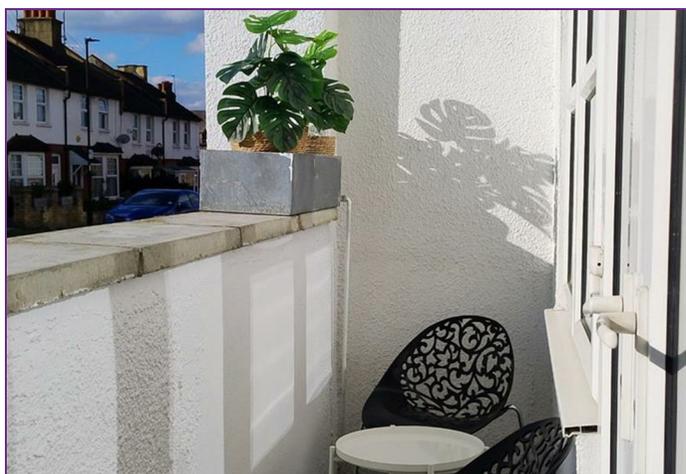
A unique ground floor studio set within an attractive converted warehouse with striking white facade.

Being the only studio, it benefits from the lowest service charge in the development (calculated by floor area). Extending to approximately **34 sqm (365 sq ft)***, the property offers impressive 10 ft double-height ceilings and French doors leading to a private balcony, creating a bright and spacious feel, rarely found in studio apartments.

The redecorated apartment includes a main living/bedroom, separate good-size kitchen (including dishwasher) with newly upgraded fittings, re-sprayed contemporary cupboards, brand new worktops (never been used) and a modern updated bathroom. The apartment has not been used since refurbishment.

Positioned on a safe and quiet cul-de-sac just 3-4 minutes from Southgate Underground Station (Piccadilly Line), providing direct access into Central London in approximately 45 minutes. Situated 1 minute from two health clubs, with M&S foodhall at the top of the road. Moments from the high street with its restaurants and supermarkets, there's also lots of parks, and excellent connections to the M25.

Offered chain free with a long lease, this is an exceptional first-time purchase or investment opportunity in a highly convenient N14 location.



KEY HIGHLIGHTS

- Converted warehouse development
- The only studio in the building
- Lowest service charge (size-based)
- Approx. 34 sqm / 365 sq ft
- Double-height ceilings
- Private balcony
- Separate upgraded kitchen
- Quiet cul-de-sac
- 3-4 mins to Southgate Tube
- Chain free
- Occupied by only one person since converted

HALLWAY:

6'2 x 5'11 (1.88m x 1.80m)

Doors to lounge/sleeping area, kitchen and bathroom. 1 x radiator, entry phone system, wooden laminate flooring

KITCHEN/BREAKFAST ROOM:

12'10 x 6'7 (3.91m x 2.01m)

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine and dish washer, tiled flooring, 1 ¼ bowl stainless steel sink/drain unit with mixer taps

LOUNGE/SLEEPING AREA:

15'2 x 13'1 (4.62m x 3.99m)

Ceiling spot lights, wooden laminate flooring, 1 x radiator, TV socket, UPVC double glazed window, double doors opening to front balcony

BATHROOM:

6'5 x 6'2 (1.96m x 1.88m)

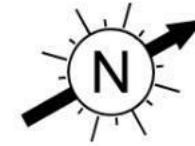
Low level flush WC, hand/wash basin with mixer taps, bath with shower attachment, extractor fan, tiled flooring



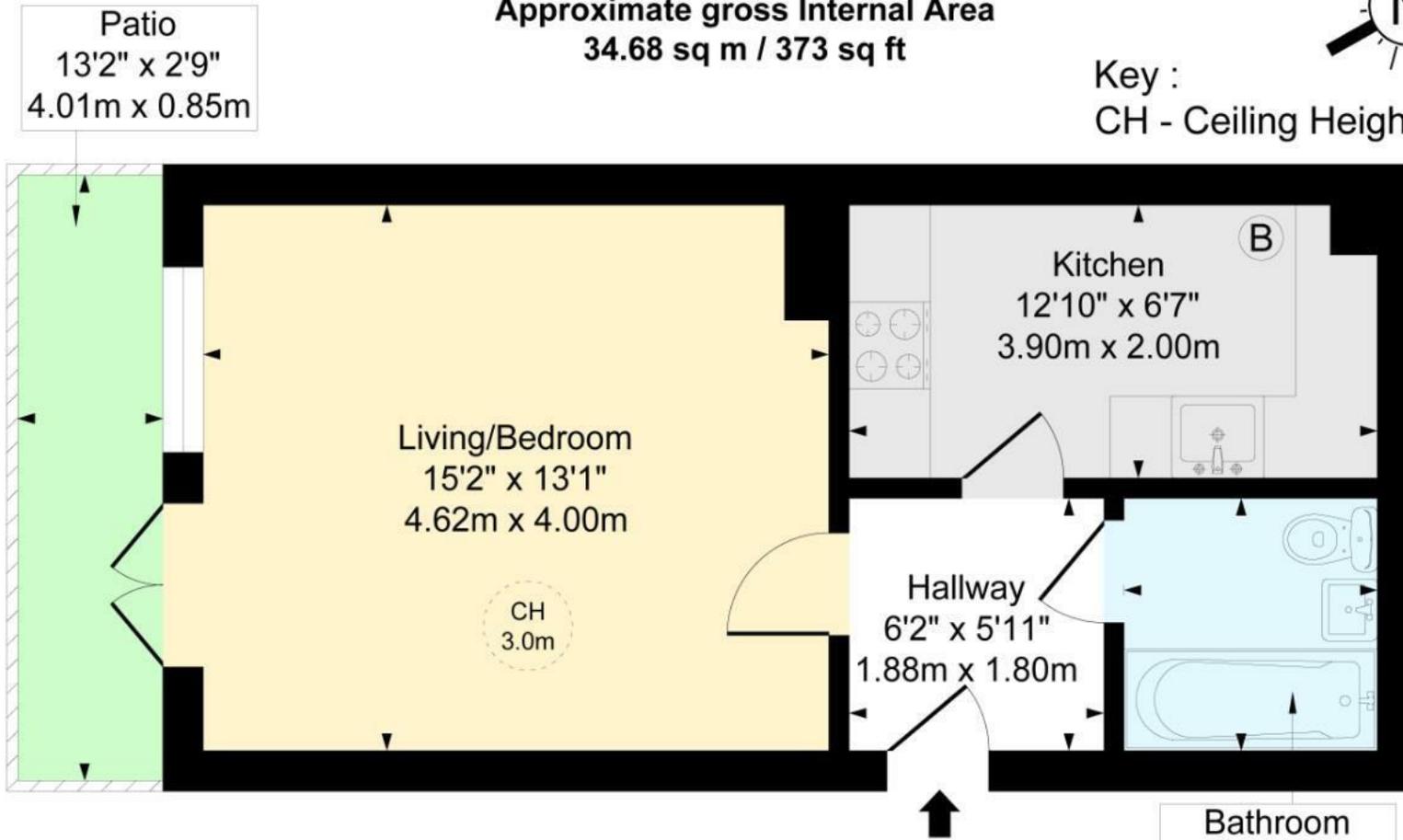


The Warehouse, 7 Park Road, Southgate, N14 6HB

Approximate gross Internal Area
34.68 sq m / 373 sq ft



Key :
CH - Ceiling Height



Ground 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
67	73
<small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
70	73
<small>Not environmentally friendly - higher CO2 emissions</small>	
<small>EU Directive 2002/91/EC</small>	