



**ABSOLUTE**  
PROPERTY

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**7 Avenue Road, London**  
**N14 4BW**  
**£180,000**

Located within a popular retirement development in the heart of Southgate, this well-presented two-bedroom apartment offers comfortable and secure living exclusively for residents aged 60 years and over. Situated within easy reach of local shops, transport links and amenities, the property is ideal for those seeking an independent lifestyle within a friendly and supportive community.

The accommodation comprises two well-proportioned bedrooms, a spacious living/dining room, a fitted kitchen and a bathroom. Residents benefit from lift access to all floors, making the development easily accessible, together with a welcoming communal lounge that provides an excellent social environment for homeowners.

Designed specifically for retirement living, the development offers peace of mind and a strong sense of community, making it a highly desirable choice for downsizers and retirees alike. Retirement developments in the Southgate area commonly feature communal facilities, lift service and age-restricted occupancy for residents aged 60 and above.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> (A)	100-125 kWh/m <sup>2</sup> (A)	100-125 g/m <sup>2</sup> (A)	100-125 g/m <sup>2</sup> (A)
126-150 kWh/m <sup>2</sup> (B)	126-150 kWh/m <sup>2</sup> (B)	126-150 g/m <sup>2</sup> (B)	126-150 g/m <sup>2</sup> (B)
151-175 kWh/m <sup>2</sup> (C)	151-175 kWh/m <sup>2</sup> (C)	151-175 g/m <sup>2</sup> (C)	151-175 g/m <sup>2</sup> (C)
176-200 kWh/m <sup>2</sup> (D)	176-200 kWh/m <sup>2</sup> (D)	176-200 g/m <sup>2</sup> (D)	176-200 g/m <sup>2</sup> (D)
201-225 kWh/m <sup>2</sup> (E)	201-225 kWh/m <sup>2</sup> (E)	201-225 g/m <sup>2</sup> (E)	201-225 g/m <sup>2</sup> (E)
226-250 kWh/m <sup>2</sup> (F)	226-250 kWh/m <sup>2</sup> (F)	226-250 g/m <sup>2</sup> (F)	226-250 g/m <sup>2</sup> (F)
251-300 kWh/m <sup>2</sup> (G)	251-300 kWh/m <sup>2</sup> (G)	251-300 g/m <sup>2</sup> (G)	251-300 g/m <sup>2</sup> (G)

For energy efficient - higher rating costs  
For environmental friendly - higher CO<sub>2</sub> emissions

England & Wales EPC Directive 2002/91/EC