



SELBORNE ROAD, N14 7DH



£350,000 Leasehold

- CHAIN FREE
- LOUNGE
- BATHROOM
- SECTION OF REAR GARDEN
- POTENTIAL TO EXTEND STP
- GROUND FLOOR CONVERSION
- ONE BEDROOM
- KITCHEN
- OFF STREET PARKING
- IN NEED OF MODERNISATION

Property Details

CASH BUYERS ONLY -Situated on the ground floor of a converted property in the popular N14 area, this one-bedroom garden flat offers an excellent opportunity for buyers looking to create a home to their own specification.

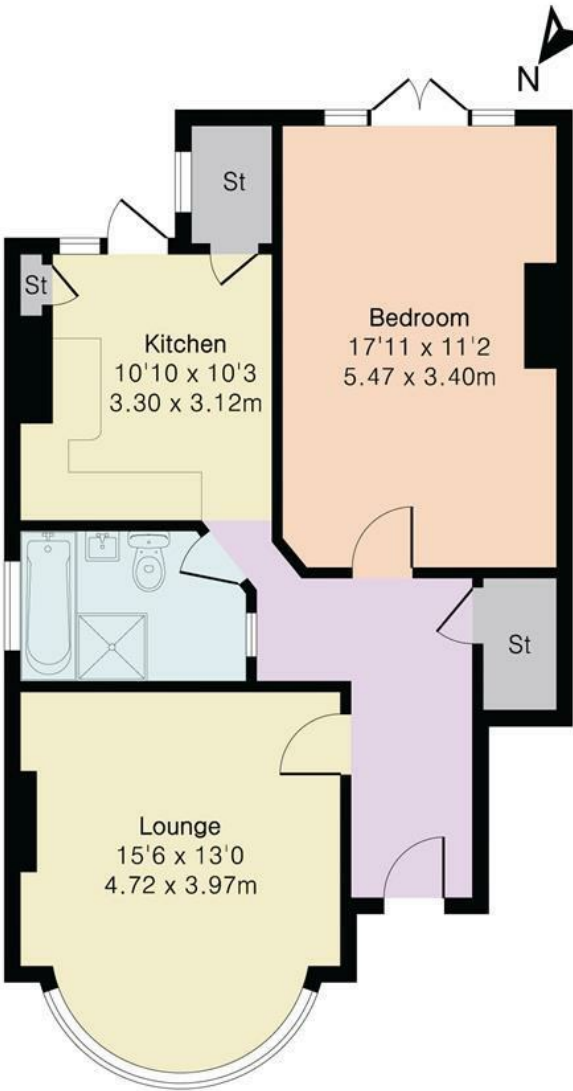
The accommodation comprises a reception room, separate kitchen, one bedroom and bathroom. Externally, the property benefits from its own section of rear garden, together with the added advantage of off-street parking to the front.

The property is in need of full modernisation throughout and provides considerable scope for improvement and personalisation, making it an appealing prospect for owner-occupiers and investors alike. The property currently has a lease of 55 years.

Conveniently positioned on Selborne Road, the property is well placed for local amenities, transport connections and the surrounding areas of Southgate and Palmers Green.



Approximate Gross Internal Area 692 sq ft - 64 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

