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faultless service  
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**Marshalls Close, London N11**

**£2,300** FOR SALE

House - Mid Terrace

3 1 1



# Marshalls Close, London N11 £2,300 Per

## Description

A spacious and well-presented three-bedroom terraced home located on Marshalls Close, New Southgate, N11.

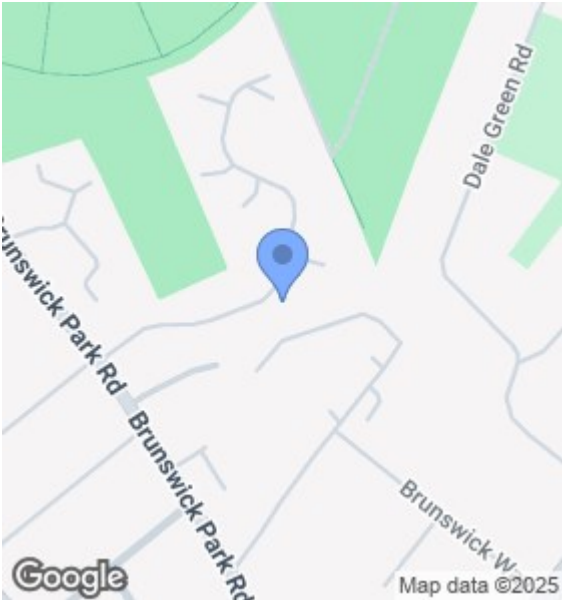
Perfect for families, the property offers a bright and generously sized reception room with dedicated dining area, a modern fully integrated kitchen, two comfortable double bedrooms, a further single bedroom, and a contemporary bathroom featuring both a bath and shower facilities.

- Private driveway with space for 2+ cars
- Large private rear garden with storage shed

## Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Barnet
Local Authority	D
Council Tax	

## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.