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Pymmes Green Road, N11
£350,000 FOR SALE

Apartment - Purpose Built

 2  1  1



Pymmes Green Road, N11

£350,000

Description

Spacious Two-Bedroom Apartment with Balcony & Garage – Southdene Court, New Southgate, N11

A beautifully presented and generously proportioned two-bedroom apartment, situated within the popular Southdene Court development on Pymmes Green Road in New Southgate, N11.

This well-maintained purpose-built property boasts a spacious reception room, a separate modern kitchen with integrated appliances and space for a breakfast/dining area, two well-sized double bedrooms, and a contemporary bathroom. The apartment also benefits from recently installed double-glazed windows, a private full-length balcony ideal for outdoor relaxation, and a separate full-size garage – perfect for parking or additional storage.

Key Features

- Two Double Bedrooms
- Separate Kitchen
- Separate Private Garage
- Large Private Balcony
- Healthy Lease Length Remaining
- Peppercorn Ground Rent

Tenure

Leasehold
to be confirmed

Ground Rent

to be confirmed

Service Charge

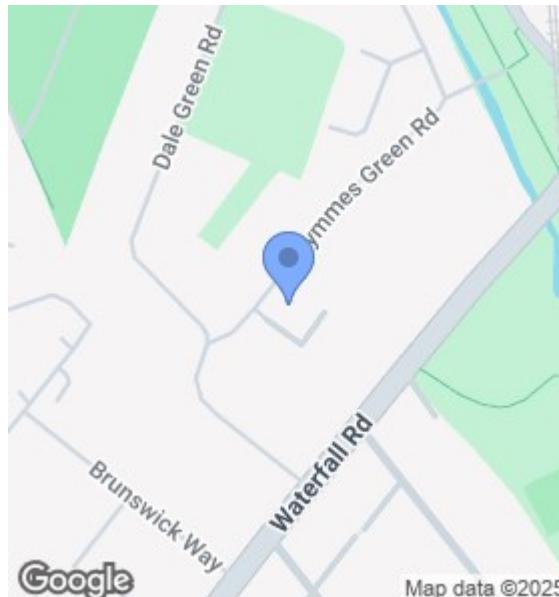
to be confirmed

Local Authority

Barnet

Council Tax

C



Floorplan

Southdene Court, N11

Approx. Gross Internal Area 763 Sq Ft - 70.88 Sq M
Approx. Gross Balcony Area 52 Sq Ft - 4.83 Sq M



First Floor

Floor Area 763 Sq Ft - 70.88 Sq M



Certified
Property
Measure
lpaplus.com

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	82
(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		

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.