

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive
transparent*

Quotes taken from independent
Google reviews 2006 to 2016



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



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

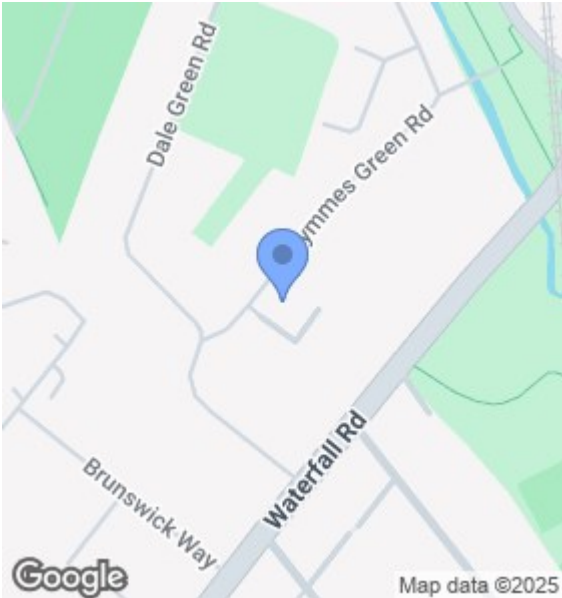
A beautifully presented and generously proportioned two-bedroom apartment, situated within the popular Southdene Court development on Pymmes Green Road in New Southgate, N11.

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
Lease Expires 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



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.
lpaplus.com

EPC

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	

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.