



ELLERY HOUSE, CHASE ROAD, SOUTHGATE/OAKWOOD, N14

An Ideal Opportunity to Purchase this Larger Than Average 2 Double Bedroom & 2 Bathroom Purpose Built LUXURY GROUND FLOOR FLAT in Modern Block Opposite Oakwood Tube Station (Picc. Line). This Stunning Property Enjoys a Spacious Reception Room with a Recently Fitted TV Unit with Storage & Display, Well Fitted Kitchen, Reception Hallway with Ample Storage, Own Large Private Terrace Across the Whole Rear, 2 Secure Parking Spaces, plus it Enjoys a Share of Freehold. This Property Enjoys the Whole of the Rear of This Attractive Block, Has Well Tended Communal Gardens, a Lift & Entry Phone System, Together with Security Gates.

Very Conveniently Located for Tube, Shops, Buses, Trent Park, and All Local Amenities. This Property Ticks So Many Requirements & is Certainly Worthy of an Internal Viewing.

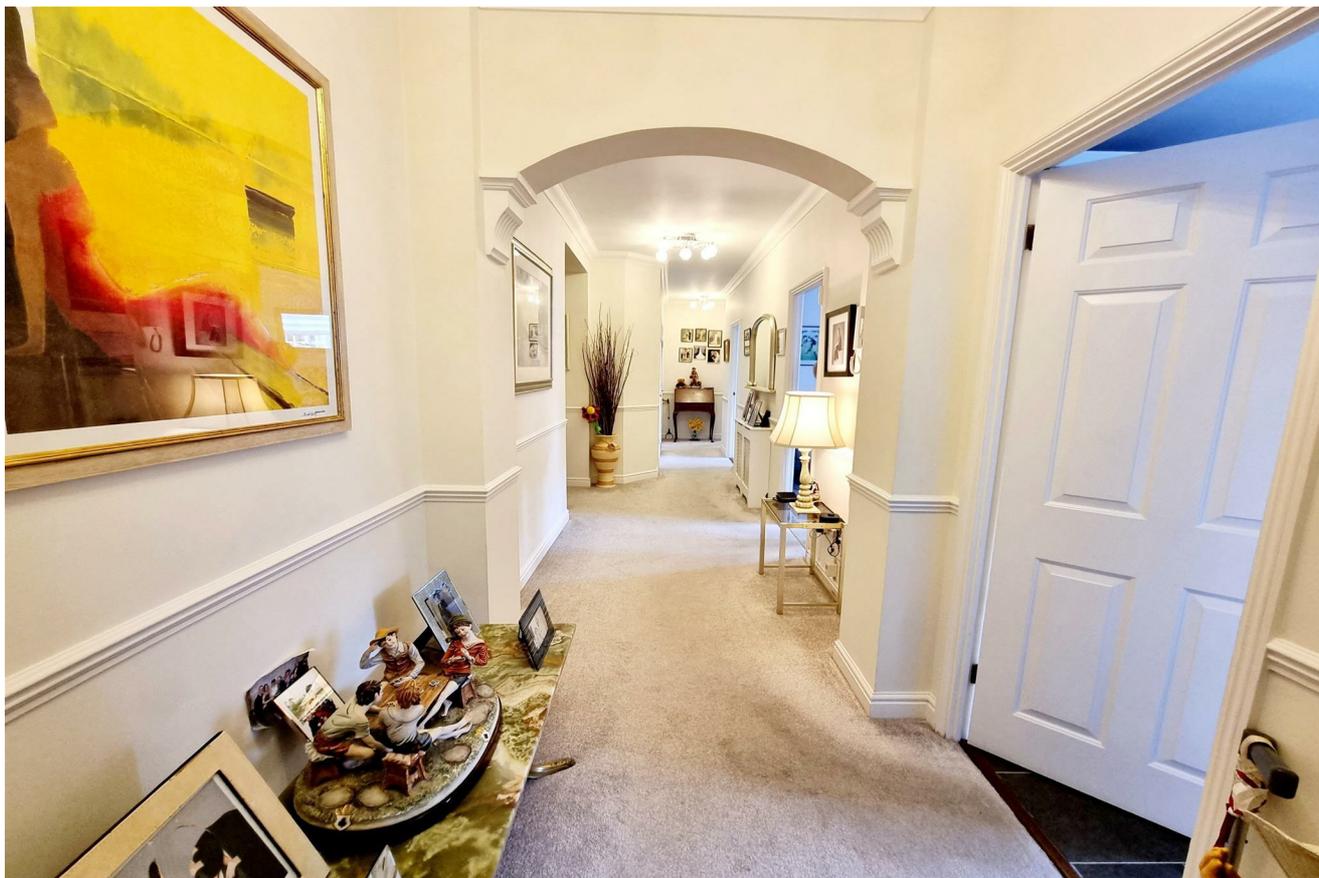


ACCOMMODATION

- * COMMUNAL ENTRANCE HALL * OWN LARGE ENTRANCE HALL * SPACIOUS RECEPTION ROOM * LUXURY FITTED KITCHEN * 2 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE * PRIVATE GATED TERRACE, 2 PARKING SPACES * COMMUNAL GARDENS *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LIFT, ENTRY PHONE *

PRICE: £635,000 LEASEHOLD - SHARE OF FREEHOLD O.I.R.O

ENTRANCE HALL: 30'16 x 5'9 widening to 9' (9.14m x 1.75m widening to 2.74m)
Attractive & Impressive Hallway with Cornicing, Dado Rails, Panelled Entrance Door, Covered Radiator, Access to All Rooms. Ample Storage Also.



RECEPTION ROOM: PIC. 1 20'6 x 12'11 (6.25m x 3.94m)
Bright, Spacious Reception Room with Enough Space for both Sitting and Dining Area. Central & Wall light Points, Recently Fitted Unit by Hammonds for TV, Storage and Display Cabinets with Glass Doors & Internal Lighting. Pair of 15 Panel Glazed Georgian Doors from Hallway. 2 Covered Radiators.



RECEPTION ROOM: PIC. 2

Different Aspect of Reception Room Showing Double Glazed French Doors to Private Terrace.



RECEPTION ROOM: PIC. 3
Further Aspect of the Reception Room.



WELL FITTED KITCHEN: 11'3 x 9'10 (3.43m x 3.00m)

Well Planned with Floor & Wall Units, Gas Hob, Eye Level Oven & Built in Combi Microwave Oven, 1.5 Bowl Inset Stainless Steel Sink with Mixer Taps, Waste Disposal, Double Glazed Window, Ceramic Flooring. Extractor Fan. Integrated Dishwasher. Plumbed in for Washing Machine.



BEDROOM 1: 12'11 x 13'7 (3.94m x 4.14m)

Impressive & Well Fitted Master Bedroom with Fitted Wardrobes on Both Sides, One with Double Bed Recess, Bedside Chests. Concealed TV Unit. Double Glazed Windows to Rear, 2 Double Radiators. Door to:



LUXURY EN SUITE BATHROOM: 9'3 x 6'6 (2.82m x 1.98m)

Larger Than Average Walk in Shower, Wash Hand Basin with Mixer Taps, Low Flush WC,, Half Tiled Walls, Half Tiled to the Rest, Radiator, Spotlights, Ceramic Flooring.



BEDROOM 2: 12'4 x 11'3 (3.76m x 3.43m)

Double Glazed Window, Cornicing, Double Radiator, Fitted Desk/Study Area.



MAIN BATHROOM: 10'4 x 6'2 (3.15m x 1.88m)

Modern Bathroom Suite with Glass Shower Screen to Bath, Illuminated Mirror, Low Flush WC., Chrome Heated Towel Rail, Fully Tiled to Bath Area, Half Tiled Walls for the Remaining, Double Glazed Frosted Window.



LARGE PRIVATE GATED TERRACE TO REAR: approx 57' (approx 17.37m)



REAR ELEVATION OF PROPERTY: approx 57' (approx 17.37m)

The Property Occupies the Whole of the Rear & Has Wrought Iron Gates, Plus an Opening Gate for Access to Car Park Which in Turn is Approached Via Electronic Security Gates.



**SECURED CAR PARKING AREA:
Mostly Paved. This Property Enjoys 2 Secured Parking Spaces.**

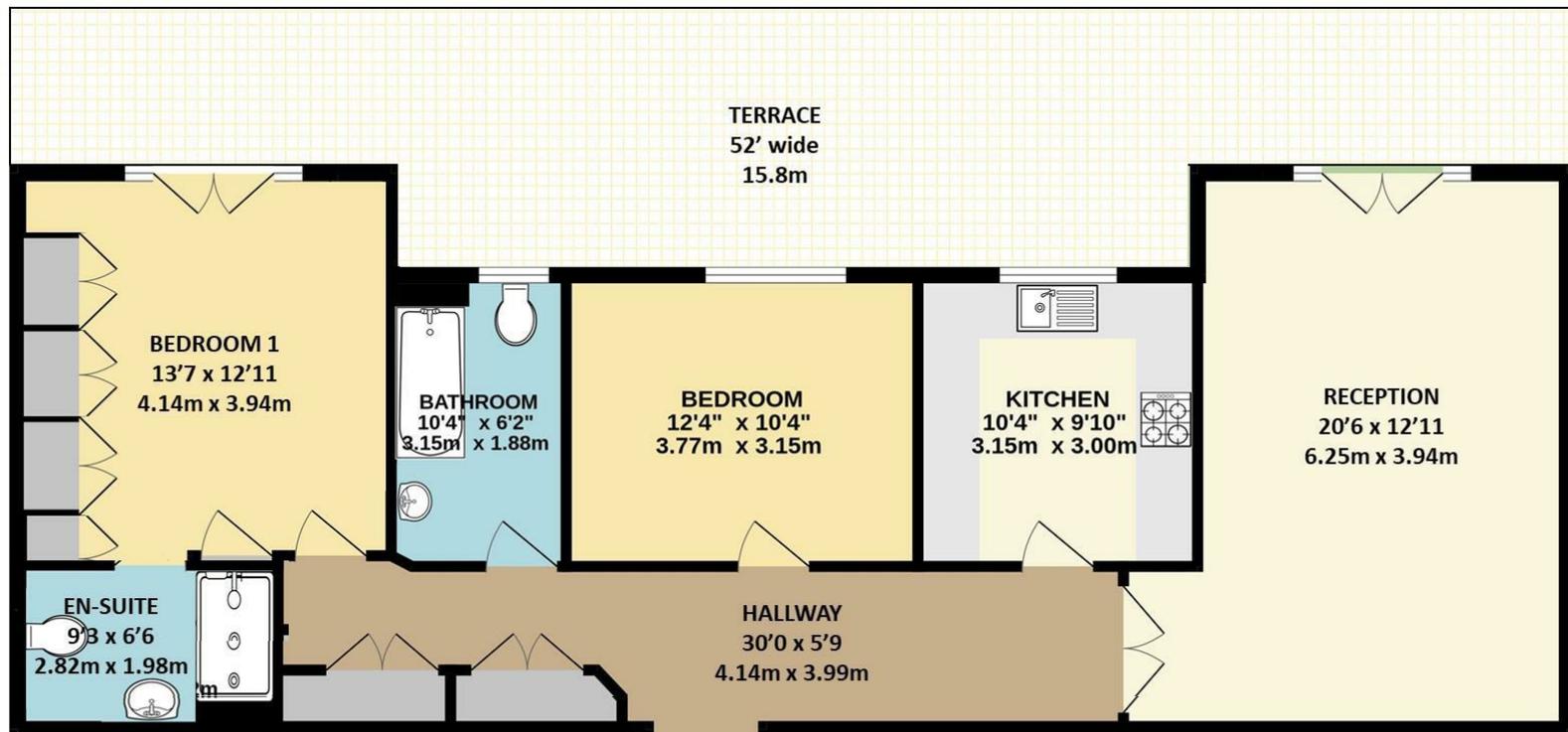


**FRONT COMMUNAL GARDENS NEAR ENTRANCE:
Meticulously Maintained.**



FRONT OF BLOCK:





Ellery House, Oakwood N14

Total internal floor area: approx. 980 sqft (91 sqm)

All measurements are approximate and are for illustrative purposes only.

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			
		77	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.