



AVENUE ROAD, SOUTHGATE, LONDON, N14

A VERY REALISTICALLY PRICED AND AFFORDABLE WELL PROPORTIONED 1 BEDROOM RETIREMENT FLAT OFFERED CHAIN FREE & IN IMMACULATE CONDITION THROUGHOUT.

This First Floor Flat is at the Rear of the Block Overlooking the Communal Gardens. It has a Pleasant Lounge with Feature Adam Style Fireplace & Wall Lights, Double Doors to a Well Fitted Kitchen, Spacious Bedroom with Fitted Wardrobes, Bathroom with Modern Bathroom Suite. This is Serviced & Accessed via a Lift.

There are also VERY PLEASANT & SPACIOUS COMMUNAL AREAS WITH A LARGE RECEPTION ROOM, LIBRARY AREA & A DOUBLE GLAZED CONSERVATORY WITH DOORS OPENING OUT TO A PAVED PATIO AREA & COMMUNAL GARDENS. There is also a first come first served unallocated Guest Parking Area. Situated Close to Chase Side, Southgate and Approx. .5 Mile to Southgate Tube Station, but Local Amenities are much Closer and Buses Virtually on the Doorstep. A Very Popular Retirement Home. It is like walking into an Hotel.
Lease Approx. 96 Years.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * VERY LARGE COMMUNAL LOUNGE WITH LIBRARY AREA & DOUBLE GLAZED CONSERVATORY, LEADING TO COMMUNAL GARDENS.

FLAT HAS A PLEASANT RECEPTION ROOM, FITTED KITCHEN, DOUBLE BEDROOM WITH FITTED WARDROBES, MODERN BATHROOM, VIEWS TO REAR OVER THE COMMUNAL GARDENS.

SERVICES: ELECTRIC STORAGE & CONVECTOR HEATERS * FEATURES: ENTRY PHONE, WARDEN ASSISTED, LIFT, ENTRY WITH FOB, GUEST PARKING *

PRICE: £150,000 LEASEHOLD O.I.E.O

COMMUNAL ENTRANCE HALL:



COMMUNAL RECEPTION ROOM: PIC. 1



COMMUNAL RECEPTION ROOM: PIC. 2



COMMUNAL DOUBLE GLAZED CONSERVATORY:



COMMUNAL GARDENS:



OWN FLAT: RECEPTION ROOM:



OWN FLAT: FITTED KITCHEN



OWN FLAT: DOUBLE BEDROOM - PIC. 1



OWN FLAT: DOUBLE BEDROOM - PIC. 2

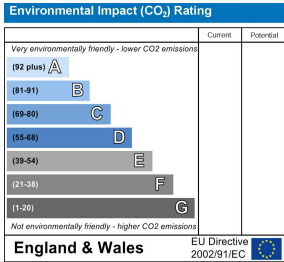
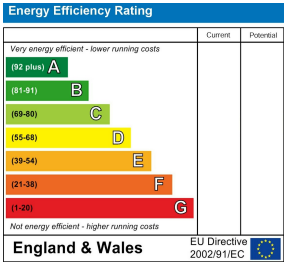


OWN FLAT: BATHROOM

VIEWS TO REAR OVER COMMUNAL GARDENS:



Awaiting Floor Plan



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.