



Fontaine Court, N14

Guide Price £425,000

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- Beautifully Presented, Two Bedroom, Two Bathroom Top (2nd) Floor Apartment
- Two, Private, South East Facing Balconies
- En-Suite Master Bedroom with Built-In Wardrobes
- Close to Sought After, Picturesque Southgate Green
- Within Easy Reach of Southgate Underground (Piccadilly Line) and Southgate High Street
- Close to Sought After Schools Including Ashmole, Walker and St Monica's RC Primary Schools and Ashmole Academy and Barnet and Southgate College
- Underfloor Heating



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For more images of this property please visit havilands.co.uk



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****Guide Price: £425,000 - £450,000****

Havilands are delighted to present this TWO BEDROOM, TWO BATHROOM APARTMENT in Fontaine Court, N14. Beautifully presented throughout the property is located on the top (2nd) floor and offers 679 sq ft of living space and comes with allocated parking. The property itself is comprised of kitchen, reception room with balcony, master bedroom with en-suite shower room, built in wardrobes and direct access to a second private balcony, second bedroom, family bathroom and ample storage and underfloor heating. Ideally located on a quiet turning close to sought after Southgate Green with it's various independent cafes and shops. The property is also within easy reach of Southgate Underground (Piccadilly Line) and Southgate High Street, plus green spaces including Broomfield and Grovelands Parks are close by. Sought after schools including Ashmole, Walker and St Monica's RC Primary schools and Ashmole Academy and Barnet and Southgate College are also within easy reach if needed. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 100 Years

Service Charge: TBC

Ground Rent: TBC

Local Authority: Enfield

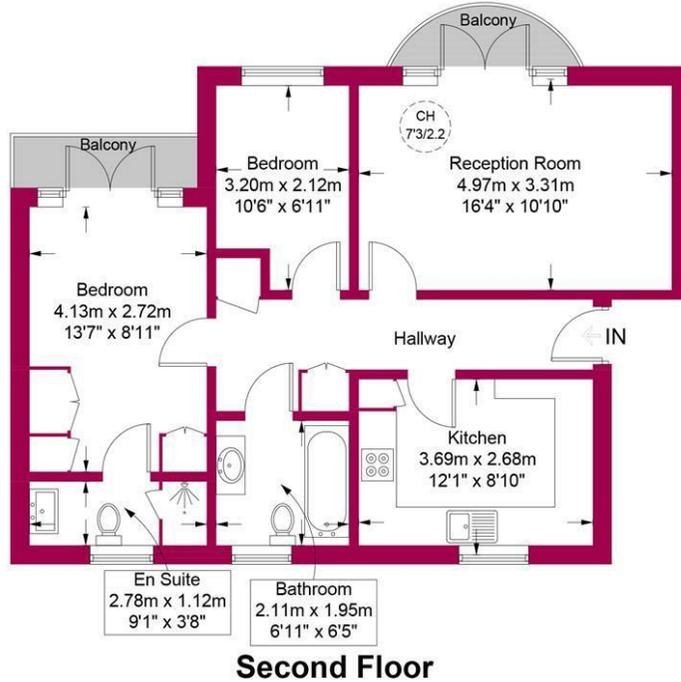
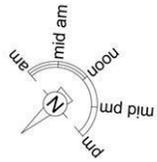
Council Tax Band: D (2025/26 £2,164.02)

EPC: Currently 80C Potentially 80C

For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 679 sq ft / 63.1 sq m



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



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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