



45, High Street, London

£400,000

**Havilands**

the advantage of experience



- Chain Free two bedroom apartment
- Second floor position within a secure gated development
- Approx. 637 sq ft of well-proportioned living space
- Spacious lounge/diner with separate kitchen
- Remaining lease of approximately 101 years
- Off-street parking available within the development
- Walking distance to Southgate Underground Station (Piccadilly Line)
- Excellent road access via the A406 North Circular
- Catchment for Walker Primary School, Ashmole Primary School & Ashmole Academy
- Close to Southgate town centre amenities and Grovelands Park



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this well-presented TWO BEDROOM APARTMENT located within the sought-after Fontaine Court, N14. Positioned on the SECOND FLOOR, the property offers approximately 637sqft of well-balanced living space and comprises: Two Bedrooms, Family Bathroom, Lounge/Diner and Kitchen. Further benefits include a remaining lease of 101 years and off-street parking, all set within a secure gated development.

The property is ideally placed for commuters, with Southgate Underground Station (Piccadilly Line) just a short walk away, providing direct access into central London along with connections to Overground and National Rail services en-route. The A406 is also within easy reach, offering excellent road links across Greater London. For those considering schooling options, the property falls within the catchment area of Walker Primary School, Ashmole Primary School and Ashmole Academy.

Southgate town centre is close by and offers a wide range of shopping and leisure amenities, including Asda supermarket, M&S Food Hall and Southgate Leisure Centre, all within walking distance. Grovelands Park, one of North London's most highly regarded green spaces, is also nearby, offering year-round leisure and social activities. Viewing is highly recommended.

**Leasehold Information:**

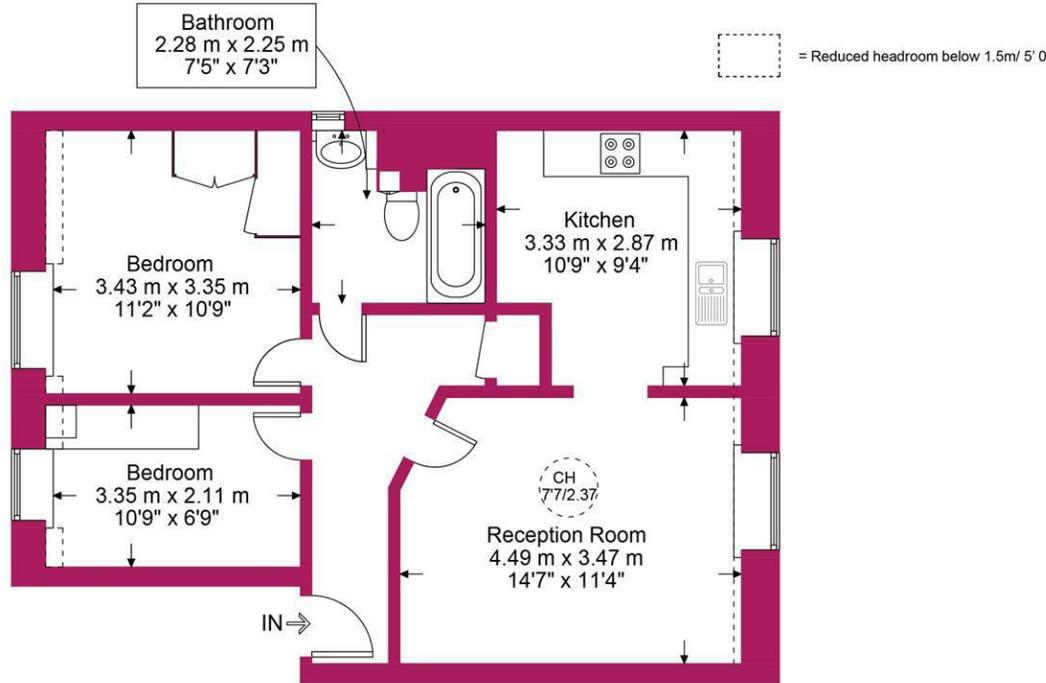
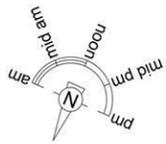
Tenure: Leasehold  
Lease Length: 125 Years from 24/06/2002  
Lease Remaining: 101 Years  
G/Rent: £175/year  
S/Charge: £2172/year  
Local Authority: Enfield Borough  
Council Tax: Band D (£2,164.02 25/26)  
EPC Rating: Current 75(C); Potential 75(C)

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Fontaine Court, N14

Approximate Gross Internal Area = 637 sq ft / 59.18 sq m  
(Including Restricted Height)

Restricted Height = 15 sq ft / 1.4 sq m



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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come by and meet the team  
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