

Melrose Mews, Southgate

£400,000

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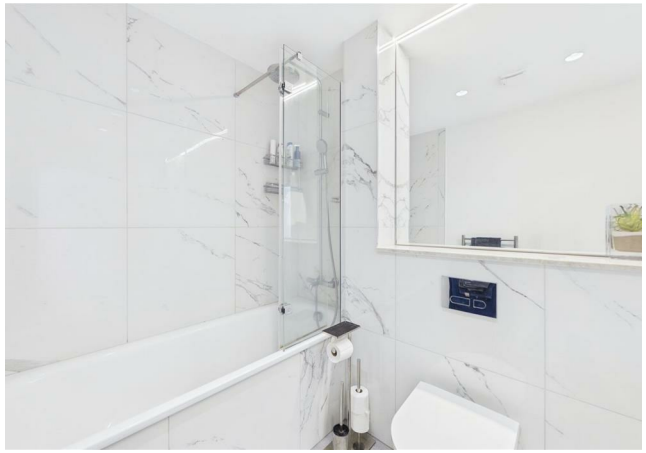
- Stunning modern one-bedroom ground floor apartment
- Exclusive gated development of just seven homes
- Private rear garden with patio area
- Share of freehold with 998-year lease and zero ground rent
- Spacious double bedroom with fitted wardrobes
- Stylish fitted kitchen with integrated Bosch appliances
- Energy-efficient air source heat pump and underfloor heating
- Contemporary open-plan kitchen/living space
- Offered to the market chain free, with no onward purchase

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

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Havilands are delighted to offer for sale this beautifully presented, modern one-bedroom ground floor apartment, situated within the exclusive Melrose Mews development, a quiet residential turning just off Chase Road.

Finished to an exceptional standard, the property offers stylish contemporary interiors, comprising a spacious open-plan living area with a sleek fitted kitchen, stone worktops and integrated Bosch appliances, a generous double bedroom with fitted wardrobes and a modern bathroom.

Further benefits include engineered hardwood flooring, underfloor heating, an energy-efficient air source heat pump, wheelchair-friendly layout and, most notably, its own private rear garden with patio area.

Ideally located for Southgate's local shops, cafés and restaurants, with both Southgate and Oakwood Underground stations within easy reach. The beautiful open spaces of Trent Park, Grovelands Park and Oakwood Park are also nearby.

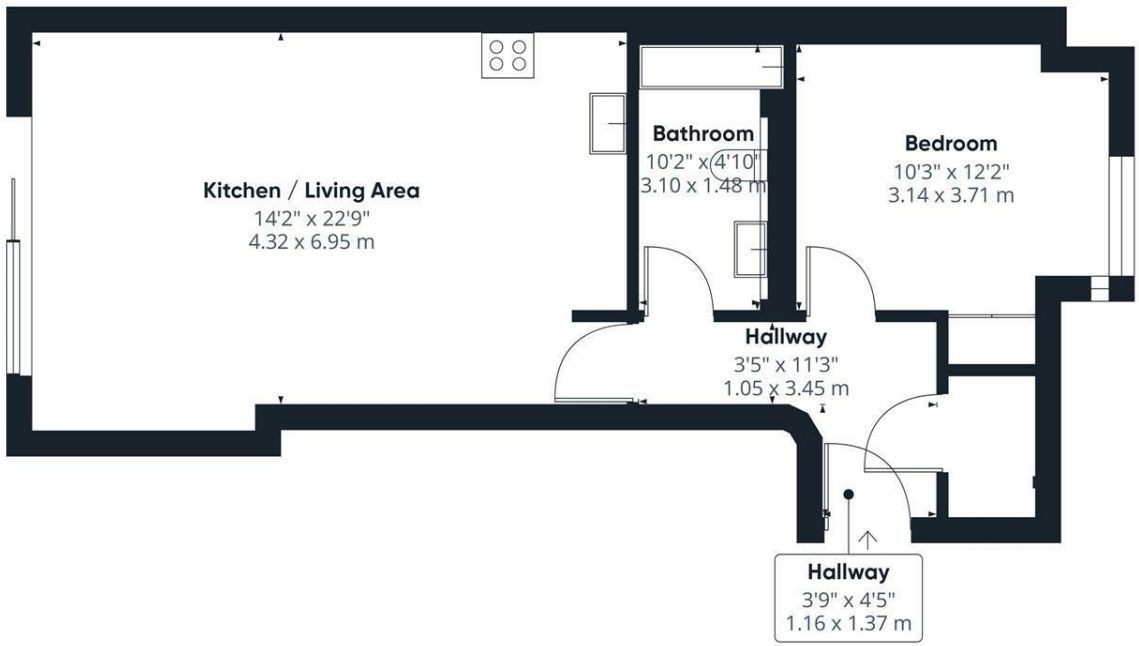
Offered chain free, the property benefits from a share of freehold, an impressive 998-year lease, zero ground rent, a self-managed block and the reassurance of approximately 8 years remaining on its 10-year new-build warranty.

A fantastic opportunity to acquire a stylish, energy-efficient home with the added luxury of a private garden in a sought-after Southgate location.

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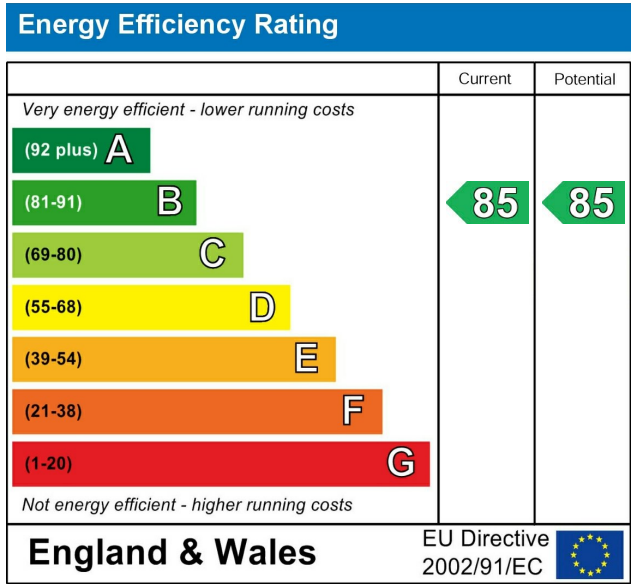
GLA(1)
674.41 ft²
62.65 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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