7 Park Road, London

Offers Over £350,000

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the advantage of experience

- Chain Free – move straight in with no onward chain
- Bright & Modern 2 Bedroom Apartment on the ground floor
- Stylish Open-Plan Lounge & Kitchen – perfect for entertaining
- Private Balcony – ideal for relaxing outdoors
- Allocated Parking Space for convenience
- Long Lease – 101 Years Remaining
- Excellent Commuter Location – walk to Southgate Underground (Piccadilly Line) & easy A406 access
- Great School Catchment – close to highly regarded primary & secondary schools
- Shops & Amenities Nearby – including Asda, M&S Food & Southgate Leisure Centre
- Close to Parks – enjoy Oakwood, Trent & Grovelands Parks just moments away

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

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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT located on Park Road, N14. Located on the ground floor, the property offers 507sqft of living space and is comprised of: Two Bedrooms, Family Bathroom and open-plan Lounge/Kitchen. The property also benefits from a private balcony, one allocated parking space & a remaining lease of 101 years.

An ideal starter property, the apartment forms part of a converted building and is ideally located for commuters with Southgate Underground Station (Piccadilly) within walking distance, providing direct rail links into central London. Additionally, the A406 is within easy reach also offering road links into London and across the Borough.

For those considering educational options, the property falls within catchment of a number of sought after local schools including St. Andrew's CofE Primary, West Grove Primary & Osidge Primary Schools as well as Ashmole Academy & Southgate School.
The apartment is also within easy reach of a wide range of shops and amenities in central Southgate including Asda & M&S Food Store and Southgate Leisure Centre. Additionally, the property is within easy reach of Oakwood, Trent and Grovelands Parks with the latter offering a number of social and leisure activities throughout the year. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:
Tenure: Leasehold
Lease Length: 125 Years from 01/01/2005
Lease Remaining: 101 Years
G/Rent: £230.00/year
S/Charge: £1842.00/year
Local Authority: Enfield Borough
Council Tax: Band C (£1923.57 25/26)
EPC Rating: Current 71(C); Potential 78(C)

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

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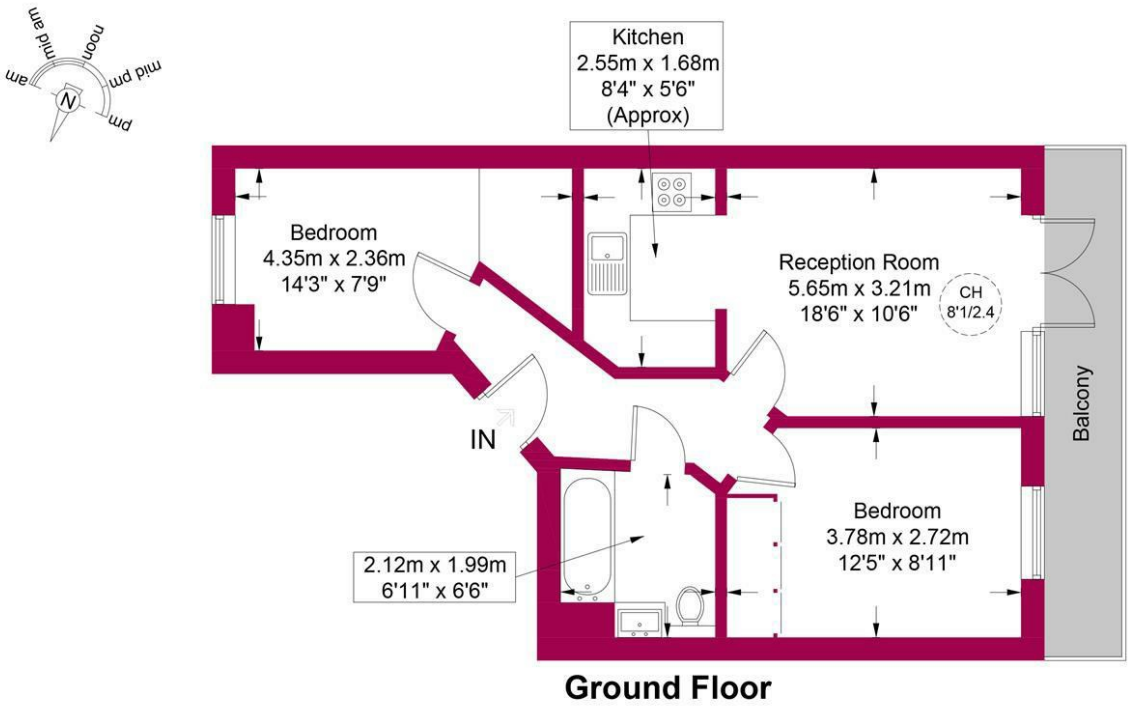
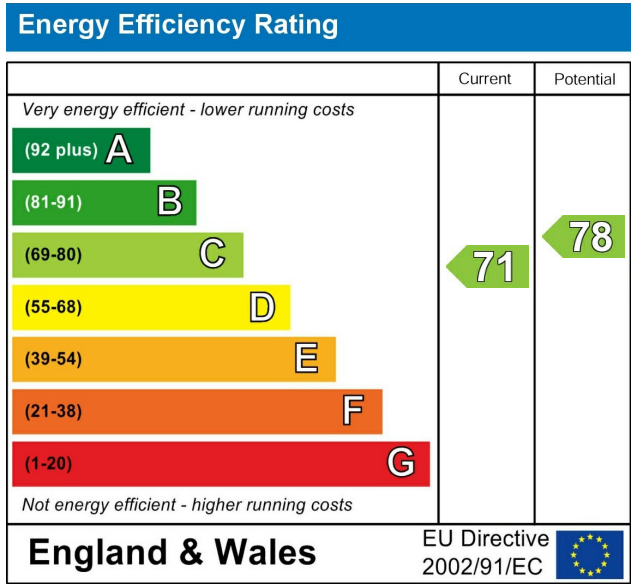
Park Road, N14

Approximate Gross Internal Area = 507 sq ft / 47.1 sq m





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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.

RICS Certified Property Measurer

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come by and meet the team
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