



# Kinderton Close, N14

£2,500 Per Calendar Month

**Havilands**

the advantage of experience





- Three Bedroom, Three Bathroom, Townhouse To Let
- Off Street Parking and Integrated Garage
- Downstairs Bathroom and Shower Room
- Convenient for Southgate Underground (Piccadilly Line)
- Ideally Located for Ashmole Primary School (OUTSTANDING)
- Southerly Garden Extending 23ft
- Available Immediately and Offered Unfurnished





Havilands are delighted to present this THREE BEDROOM, THREE BATHROOM TOWNHOUSE TO LET in Kinderton Close, N14. Offering off street parking to the front and 1,216 sq across three floors the property is comprised of integrated garage, utility, shower room, conservatory, downstairs bedroom on the ground floor. Up on the first floor there is a kitchen and large reception room. Up on the second first there are two bedrooms, one with en-suite and family bathroom. Outside the southerly garden extends to 23ft.

The property offers excellent transport links with Southgate Underground (Piccadilly Line) within easy reach. And is convenient for shops, restaurants and amenities along Southgate High Street. Ideally located for Ashmole Primary School (OUTSTANDING) and Barnet and Southgate College.

Available immediately and unfurnished. Viewing highly recommended.

Working Income Required: £75,000

Date Available: Immediately

Offered: Unfurnished

Local Authority: Barnet

Council Tax Band: F (2025-26 £2,940.20)

EPC: Currently (72C) Potentially (82B)

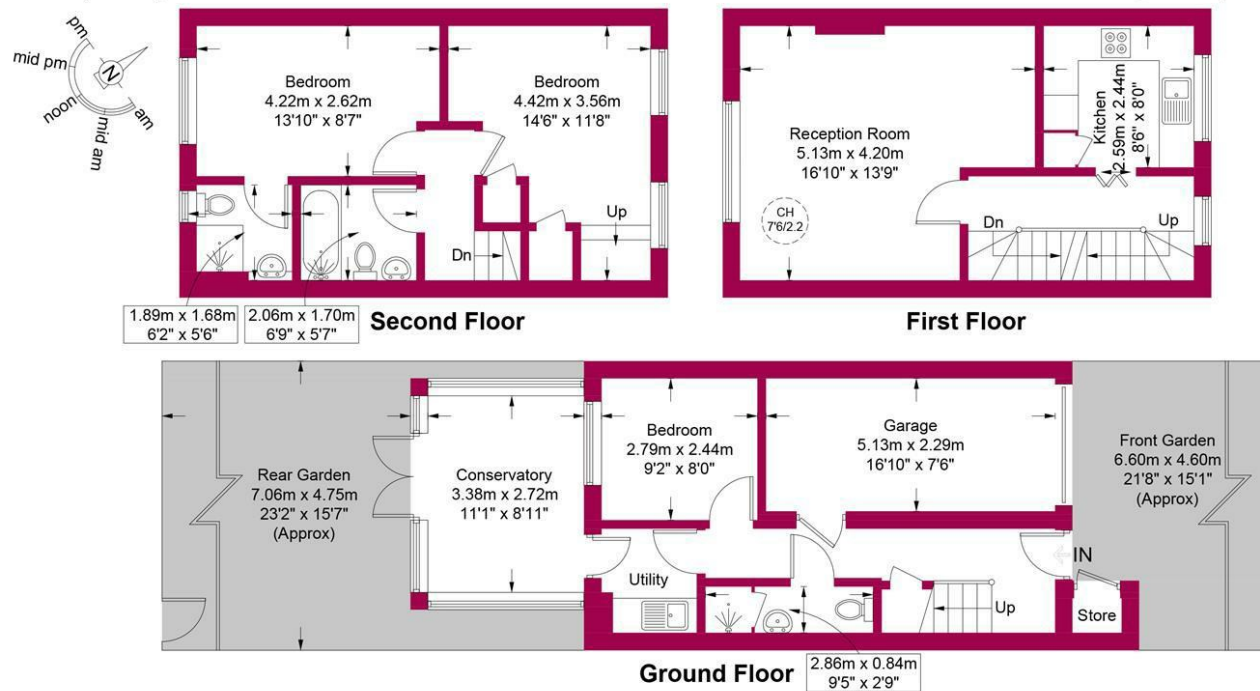
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Kinderton Close, N14

Approximate Gross Internal Area = 1216 sq ft / 113.0 sq m

Store = 6 sq ft / 0.6 sq m

Garage = 124 sq ft / 11.5 sq m



## 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>		
(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.



**Certified  
Property  
Measurer**

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come by and meet the team

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