



Oakfield Road, London

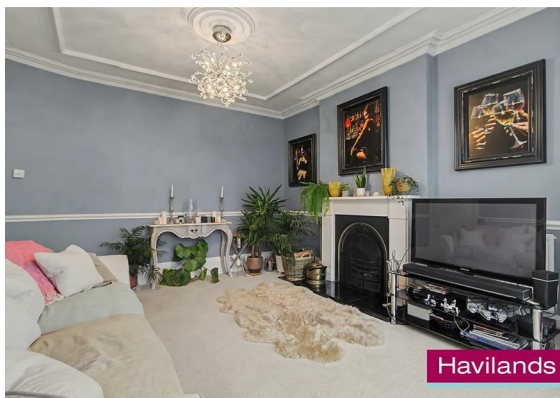
£500,000

Havilands

the advantage of experience



- Attractive ONE BEDROOM ground floor apartment
- Forming part of a charming period conversion
- Generous accommodation extending to 676 sq ft
- Well-arranged layout comprising lounge, kitchen, bathroom and spacious double bedroom
- Private rear garden extending to approximately 35ft
- Share of Freehold with an exceptional 952-year remaining lease
- A tasteful blend of period character and modern living
- Retaining features including feature fireplace, decorative coving and French doors opening onto the garden
- Walking distance to Southgate Underground Station (Piccadilly Line)
- Ideally positioned between Grovelands Park and Broomfield Park, with Southgate, Palmers Green & Winchmore Hill all close by



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



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Havilands are delighted to offer For Sale, this ONE BEDROOM APARTMENT located on Oakfield Road, N14. Forming part of a period conversion, this Ground Floor property offers 676sqft of living space and is comprised of: Lounge, Kitchen, Bathroom and spacious Double Bedroom. The property also benefits from a private rear garden extending to approx 35ft in length. Offered with a Share of Freehold and a remaining lease of 952 years. Providing an ideal blend of modern conveniences accented by period features including a feature fireplace, coving and French doors opening onto the rear garden, the apartment offers plenty of character.

Ideally located for commuters, the property sits within walking distance of Southgate Underground Station (Piccadilly) providing direct rail links into central London with connections to Overground and National Rail links. Additionally, the property offers ease of access to both the A10 & A406 offering direct road links into central London and across Greater London.

Within easy reach of the property are a wide array of shops and amenities with Southgate, Palmers Green & Winchmore Hill all within walking distance or an approx 5 minute drive. For those seeking green space, the property is positioned between Grovelands Park and Broomfield Park, both offering a range of social and leisure activities and events throughout the year. Viewing is highly recommended.

Leasehold Information:

Tenure: Share of Freehold (Leasehold)

Lease Length: 999 Years from 25/12/1982

Lease Remaining: 952 Years

G/Rent: £0

S/Charge: £0

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

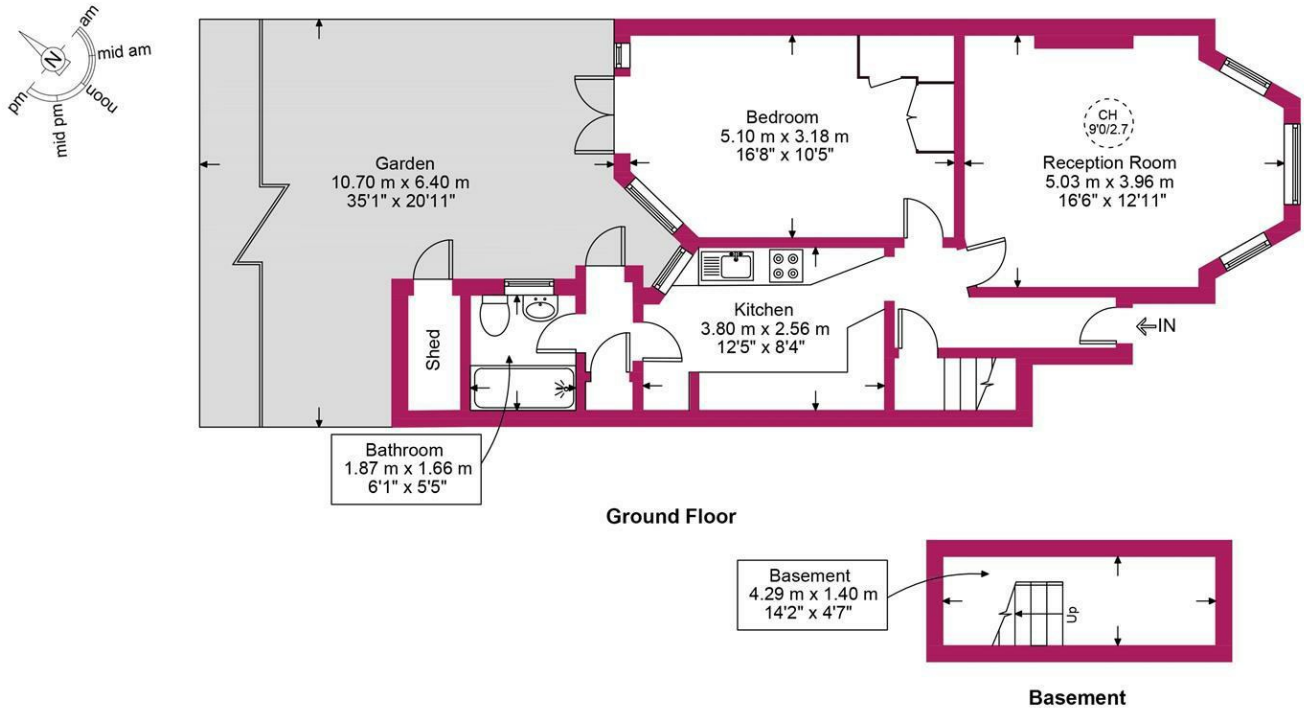
EPC Rating: Current 69(C); Potential 77(C)

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

Oakfield Road, N14

Approximate Gross Internal Area = 676 sq ft / 62.8 sq m

Basement = 65 sq ft / 6.03 sq m Shed = 15 sq ft / 1.4 sq m (Including Basement & Shed)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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come by and meet the team
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