

Leigh Hunt Drive, N14

Offers Over £260,000

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- One Bedroom Second (Top) Floor Apartment
- Allocated Parking
- Cul-De-Sac Location
- Walking Distance to Southgate Underground (Piccadilly Line)
- Close to Picturesque Southgate Green Conservation Area
- Close to Shops, Cafes and Amenities along Southgate High Street
- Within Easy Reach of Grovelands Park

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

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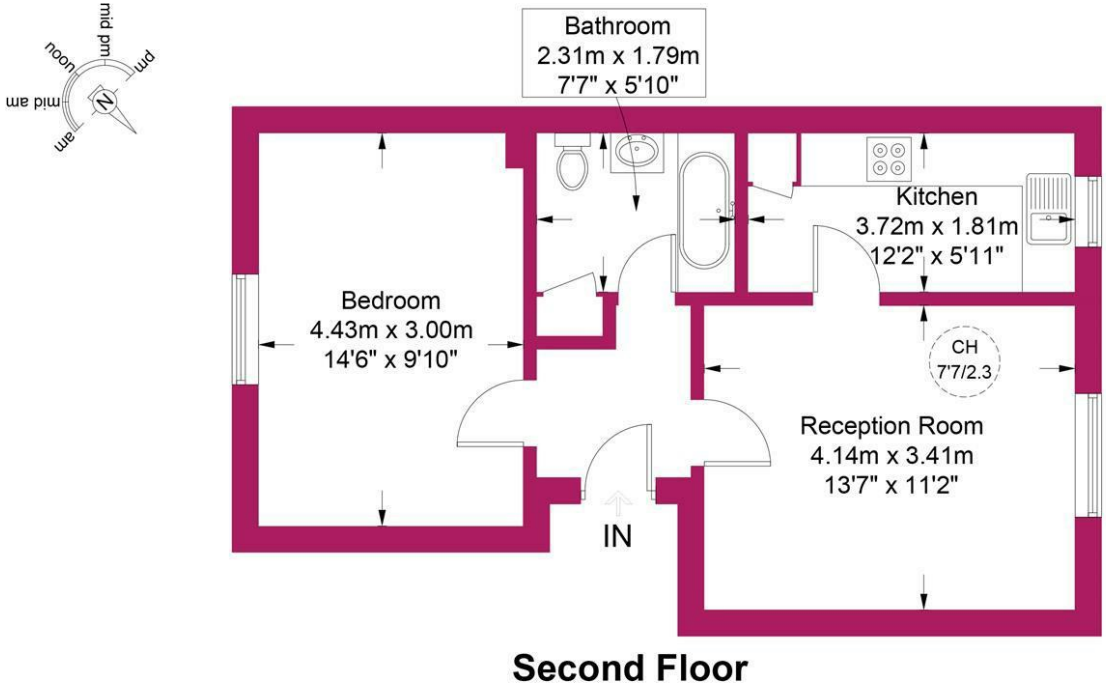
Havilands are pleased to present this ONE BEDROOM, SECOND (TOP) FLOOR APARTMENT on Leigh Hunt Drive, N14. The property is well presented throughout, offers 475sq ft of living space and benefits from allocated parking. The property is comprised of reception room, separate kitchen, double bedroom and bathroom. Located on a cul-de-sac location within a quiet development within easy reach of excellent transport links including Southgate Underground (Piccadilly Line). Plus picturesque Southgate Green Conservation Area and the abundance of shops, cafes and amenities along Southgate High Street are close by. The property is also convenient for green spaces including Grovelands Park and Walker Cricket Ground and sought after schools. Viewing highly recommended.

Local Authority: Enfield
Council Tax Band: C (2026/27 £2,015.71)
Tenure: Leasehold
Lease Remaining: 157 Years Remaining
Service Charge: £2100 Per Annum
Ground Rent: £100 Per Annum
EPC: Currently 71C Potentially 81B

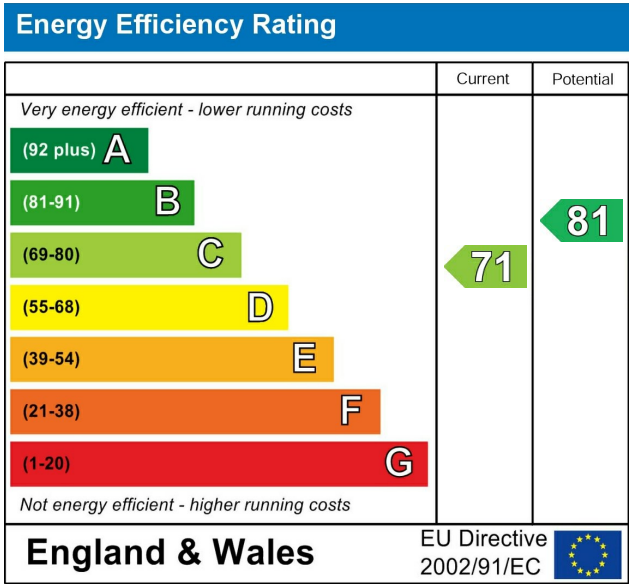
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Leigh Hunt Drive, N14 **Approximate Gross Internal Area** = 475 sq ft / 44.1 sq m



Second Floor



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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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