



**Walker Close, New Southgate, London, N11**  
**£350,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

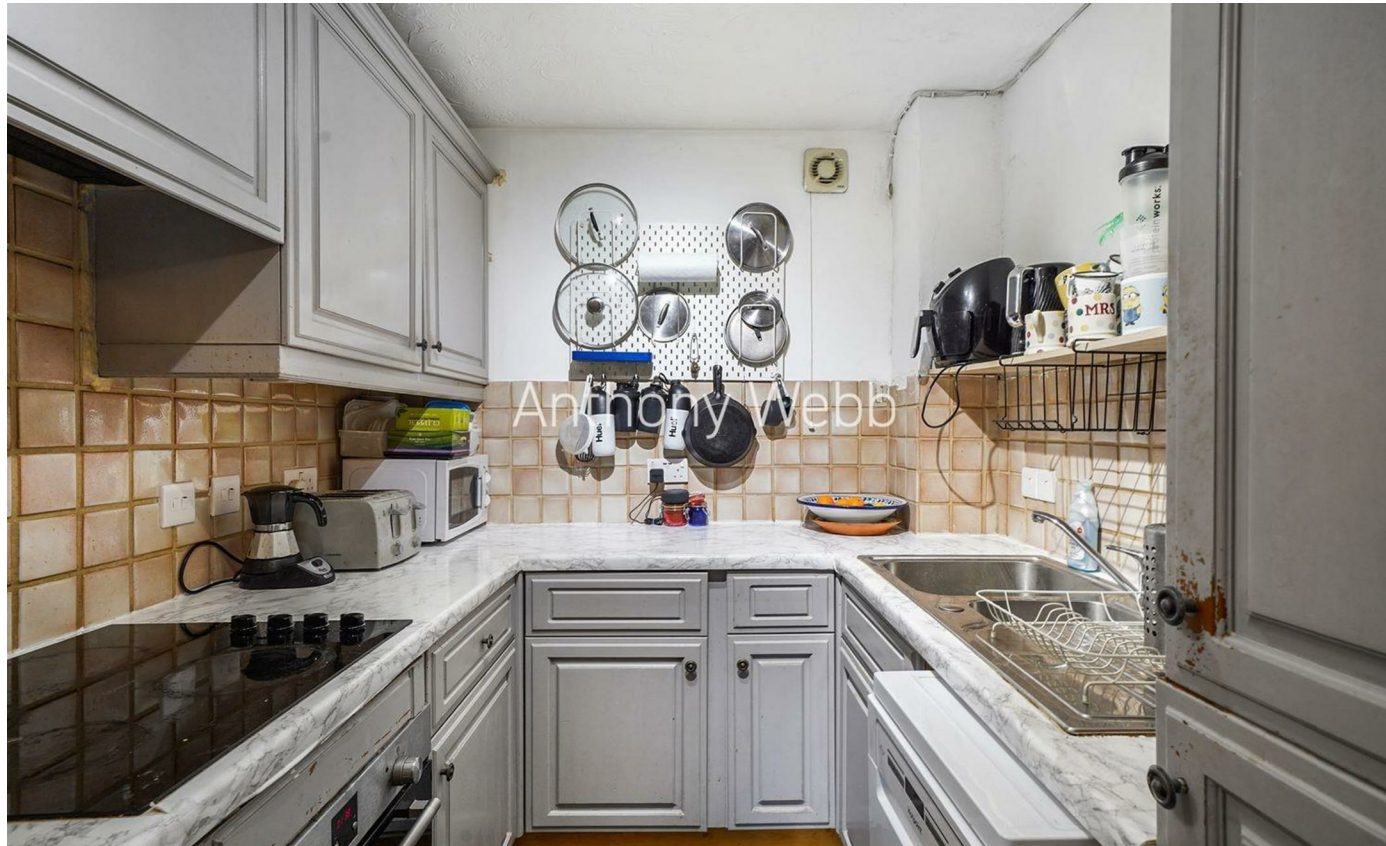
# Walker Close, New Southgate, London, N11

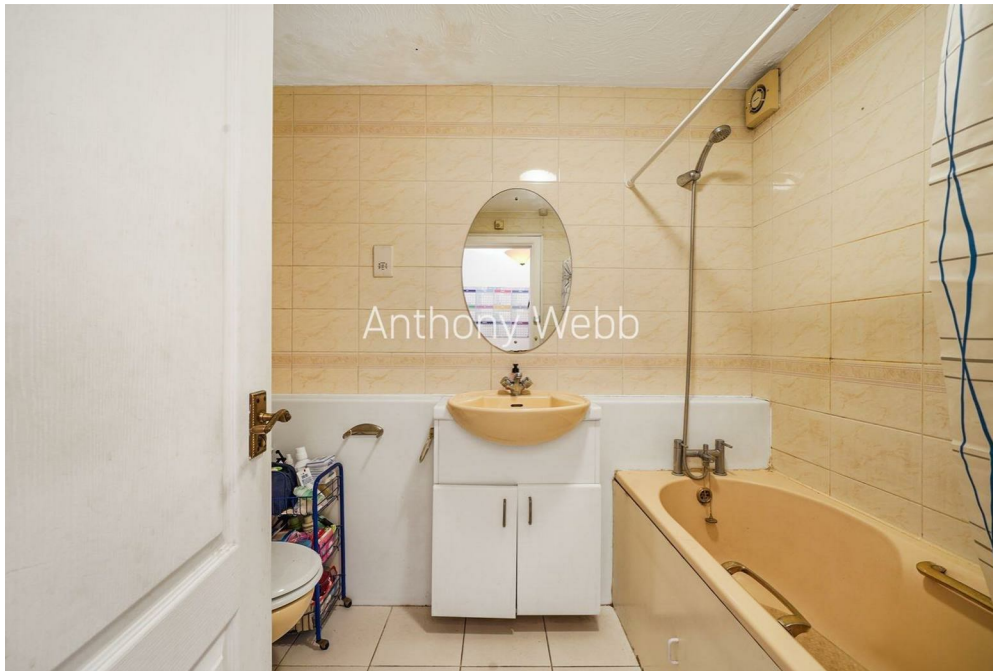
Two bedroom first floor maisonette with garden and garage situated in a private gated development a few minutes walk to Arnos Groves shops, bus routes, Arnos Park and underground station (Piccadilly Line). There are also excellent road links into London and beyond via the A406 and A10.

Secure gates with entry phone system • External storage cupboard • Own front door • Living room with large storage cupboard • Kitchen • Bathroom • Main bedroom with fitted wardrobe and doors to balcony • Single bedroom • Electric heating • Garage • Parking space • Private rear garden.

Remaining lease 89 years  
Ground rent £300  
Service charges £1700  
Enfield Council Tax Band D

- Two bedrooms
- Private gated development
- Purpose built maisonette
- Living room
- Kitchen+Bathroom
- Balcony
- Garage + parking space
- Private rear garden





# Walker Close New Southgate London N11 1AQ

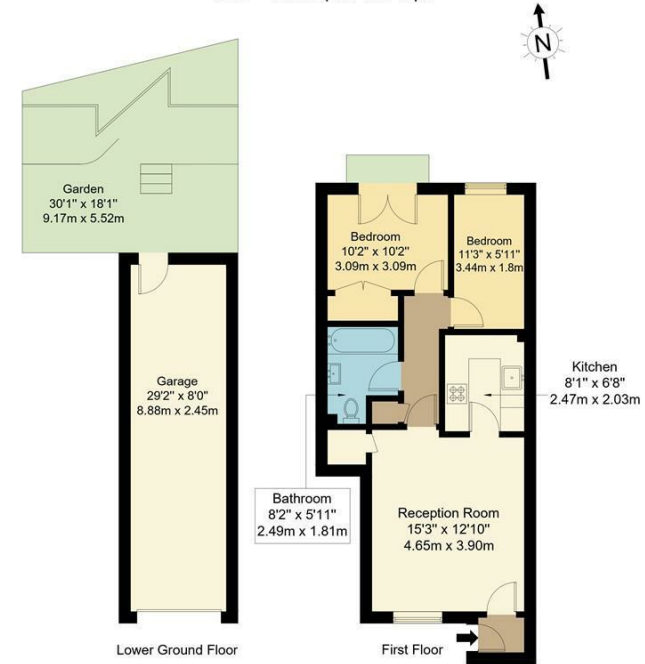
Tenure: Leasehold  
Gross Internal Area: 546.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(61-80) B			
(50-60) C			
(39-49) D			
(29-38) E			
(17-28) F			
(1-16) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

## Walker Close, N11 1AQ

Approx Gross Internal Area = 50.7 sq m / 546 sq ft  
Garage = 21.7 sq m / 234 sq ft  
Total = 72.4 sq m / 779 sq ft



Ref :

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