



11 Montmorency Gardens, New Southgate, London, N11
£1,700 Per Calendar Month

Anthony Webb
ESTATE AGENTS

11 Montmorency Gardens, New Southgate, London, N11

A FURNISHED well presented one double bedroom modern apartment with a private balcony located on the first floor of this 2020 built block forming part of the Montmorency Park Development.

Conveniently located five minutes away from Arnos Groves' shops, restaurants, underground Station and New Southgate train station with fantastic connections to all areas of London, including Kings Cross and Central London.

Secure communal entrance with entry phone system • Lift to all floors • Hallway with large storage cupboards and laminate floor • Spacious open plan living/kitchen space with door to private decked terrace • Modern kitchen units with quartz work surfaces and integral appliances • Double bedroom with fitted wardrobe and door to terrace • Modern contemporary bathroom • Double glazing • Low carbon community heating/hot water system via Energetik •

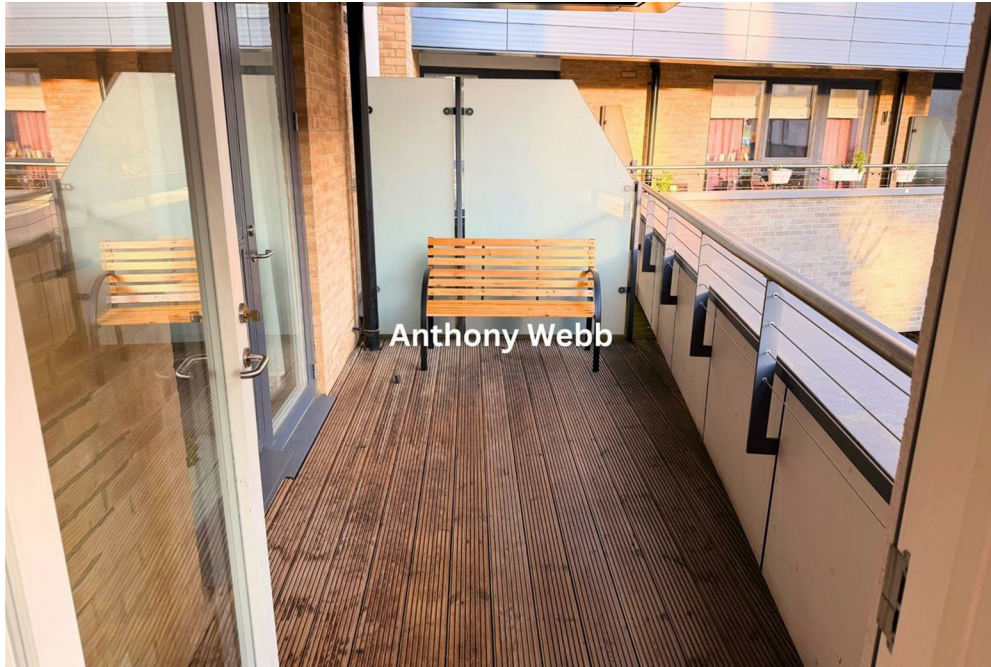
Enfield council Tax Band C

5 weeks deposit £1961

Minimum annual household income to meet referencing criteria £51,000

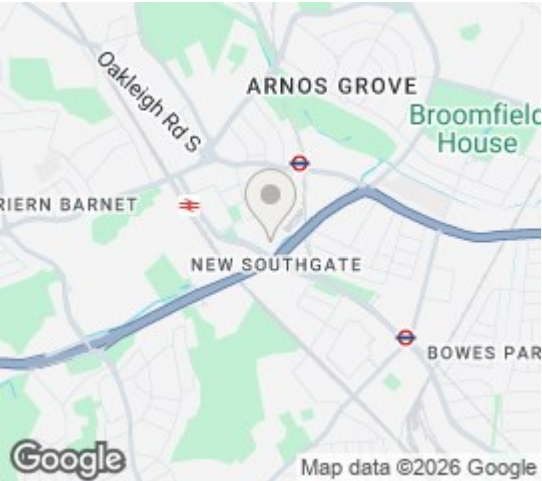
- One double bedroom
- Modern first floor apartment
- Open plan living/kitchen space
- Modern kitchen/bathroom
- Community heating system
- Double glazing
- Close to shops/stations
- Decked balcony



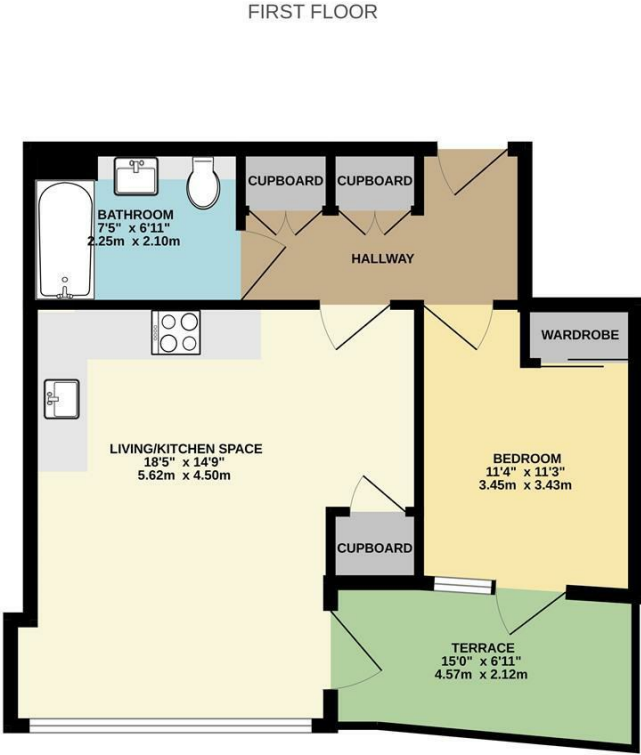


11 Montmorency Gardens
New Southgate
London
N11 1FQ

Tenure:
Gross Internal Area: 527.00 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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