



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

**Anthony Webb**  
ESTATE AGENTS

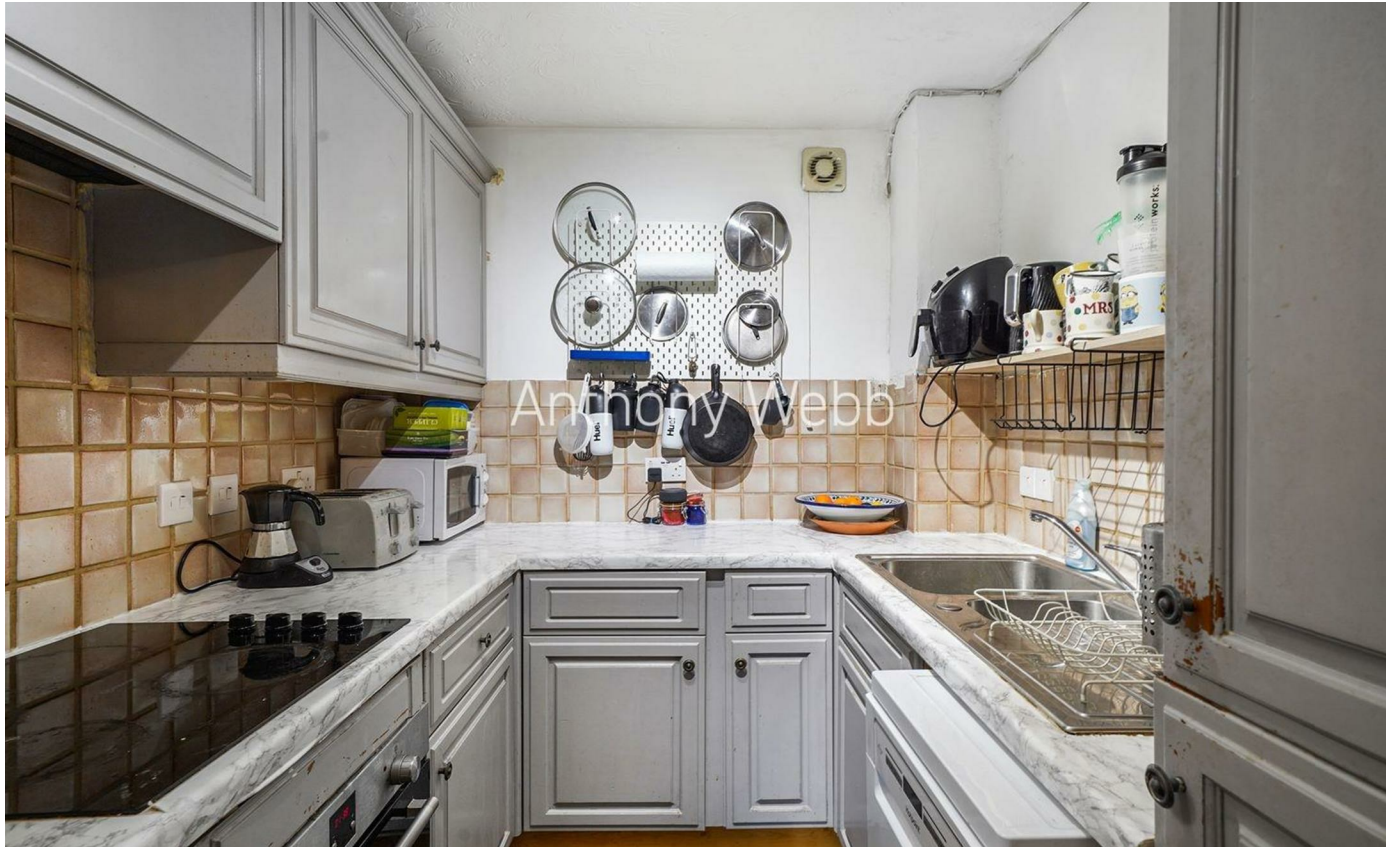
# Walker Close, New Southgate, London, N11

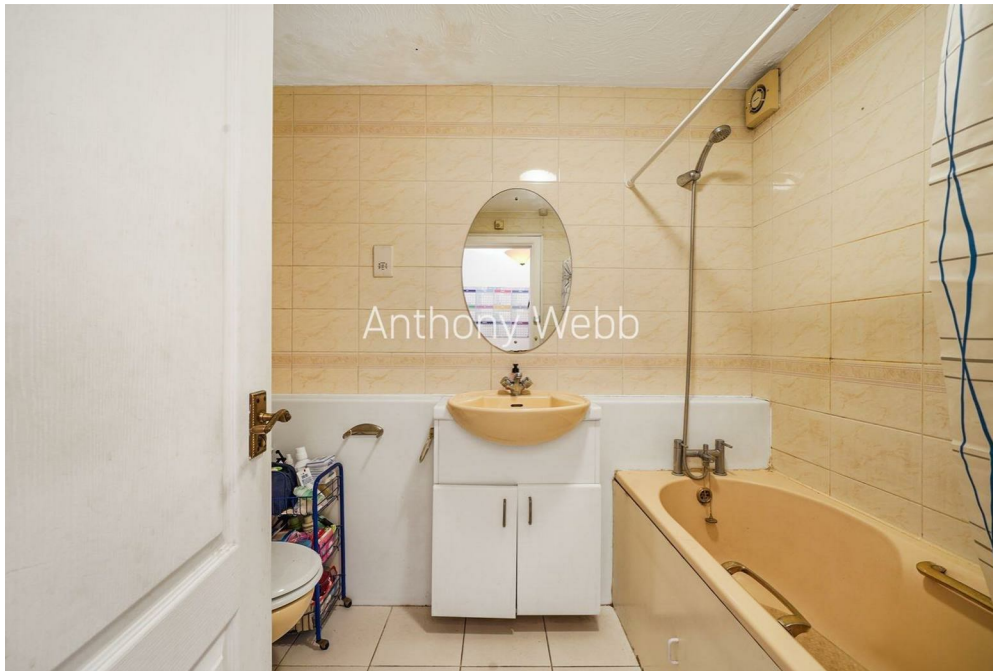
Two bedroom first floor maisonette with garden and garage situated in a private gated development a few minutes walk to Arnos Groves shops, bus routes, Arnos Park and underground station (Piccadilly Line). There are also excellent road links into London and beyond via the A406 and A10.

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

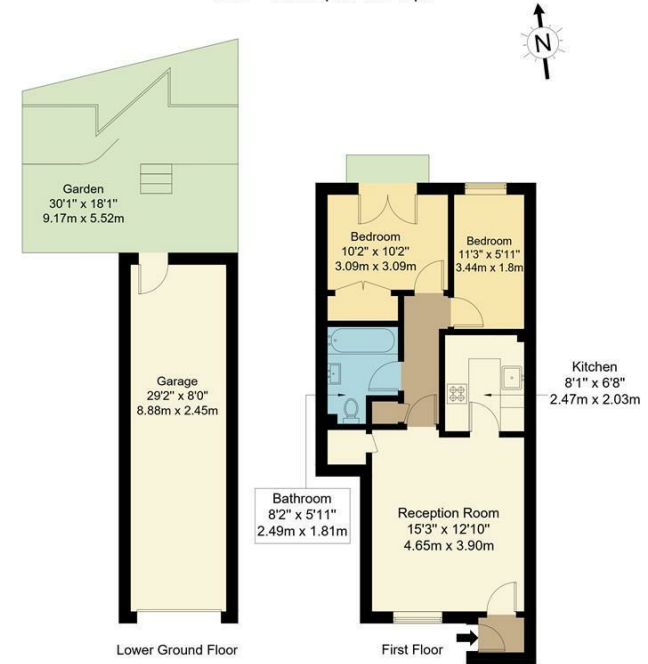
Tenure: Leasehold  
Gross Internal Area: 546.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> 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 :

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS