



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

Anthony Webb
ESTATE AGENTS

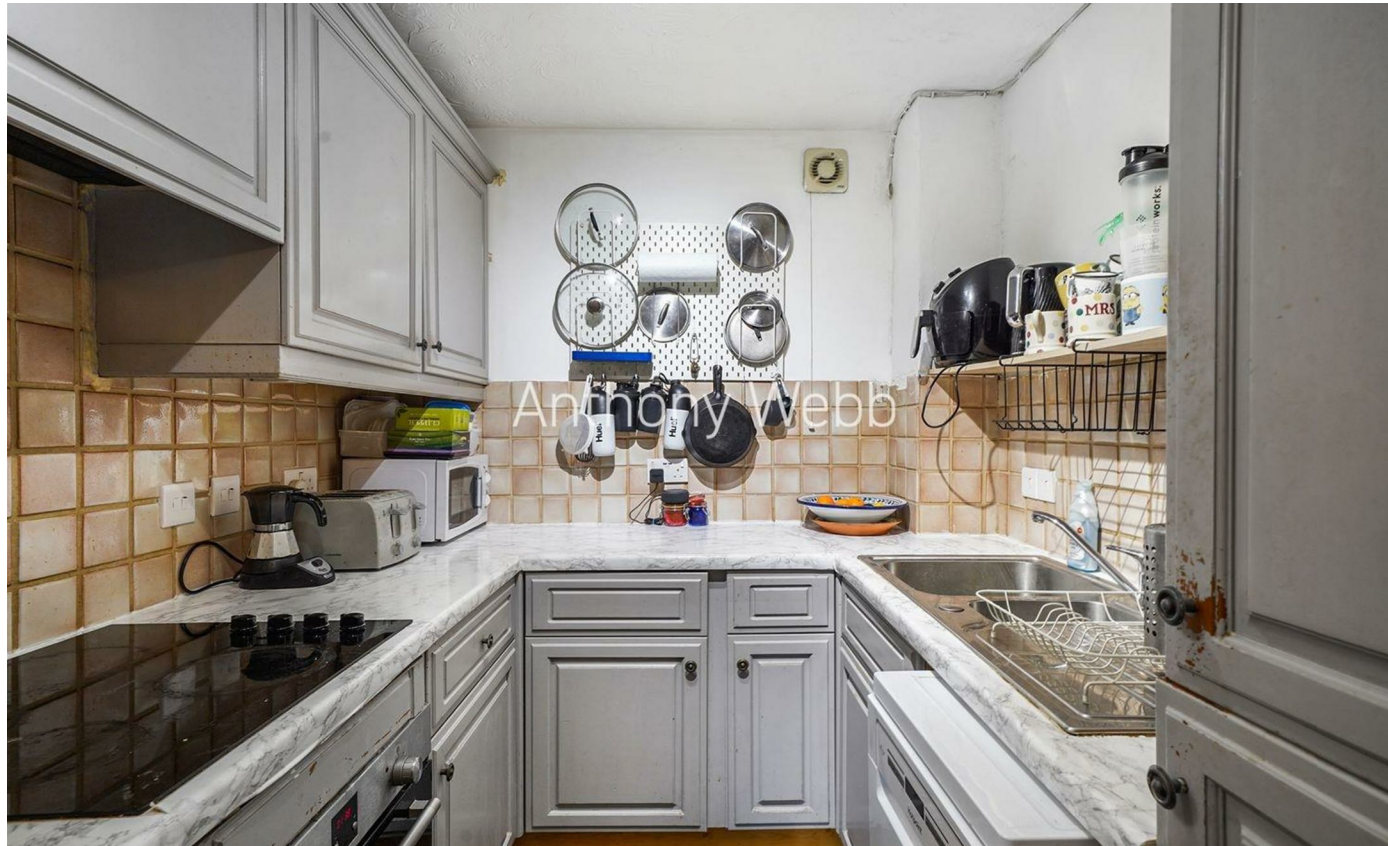
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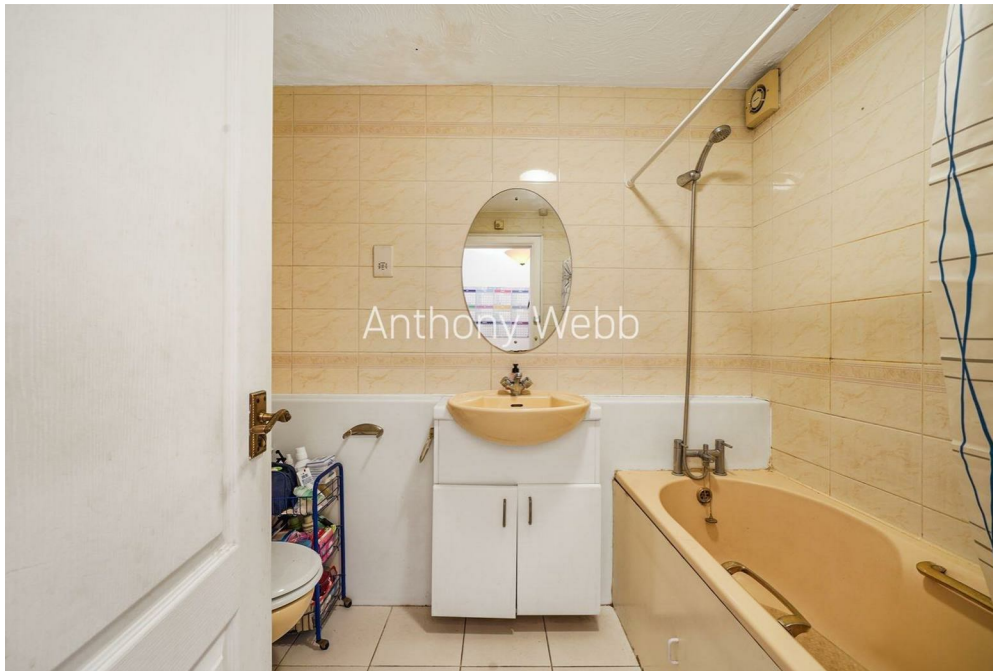
Two bedroom first floor maisonette with garden and garage situated in a private gated development a few minutes walk to Arnos Groves shops, bus routes, Arnos Park and underground station (Piccadilly Line). There are also excellent road links into London and beyond via the A406 and A10.

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

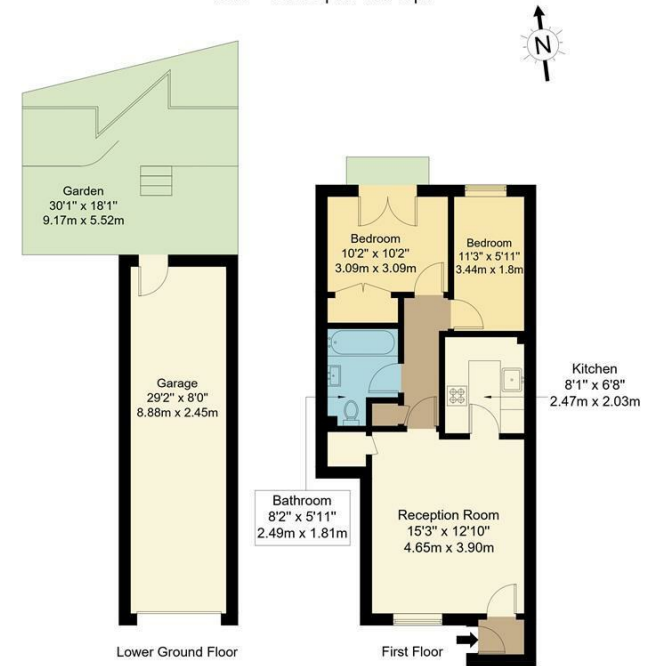
Tenure: Leasehold
Gross Internal Area: 546.00 sq ft



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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