



**Ellington Court, High Street, Southgate, London, N14**  
**Chain Free £329,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Ellington Court, High Street, Southgate, London, N14

Spacious and CHAIN FREE two double bedroom ground floor apartment REQUIRING MODERNISATION offering an impressive 840sq ft of living space within easy walking distance of Southgate's shops, restaurants, bus routes and underground station (Piccadilly Line). The flat should be within the ever popular Walkers primary school catchment area (please make own enquiries to confirm).

The property consists of a spacious double reception space with door to terrace and communal gardens, separate kitchen, bathroom, two good size double bedrooms, double glazing and gas central heating. There is also an option to rent a parking space for £40pcm.

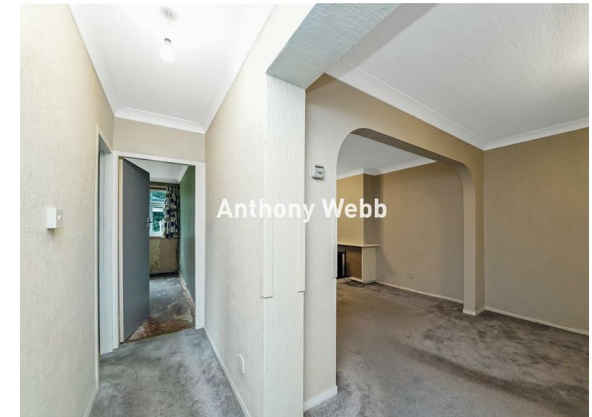
The property is offered with a remaining lease of 119 years.

No service charges at present-Speak to agent

Ground rent-£150 p.a

Council Tax band C

- Two double bedrooms
- Ground floor apartment
- Spacious living space
- Separate kitchen
- Secure communal entrance
- Double glazing/gas central heating
- Option to rent a parking space
- Direct access to communal gardens





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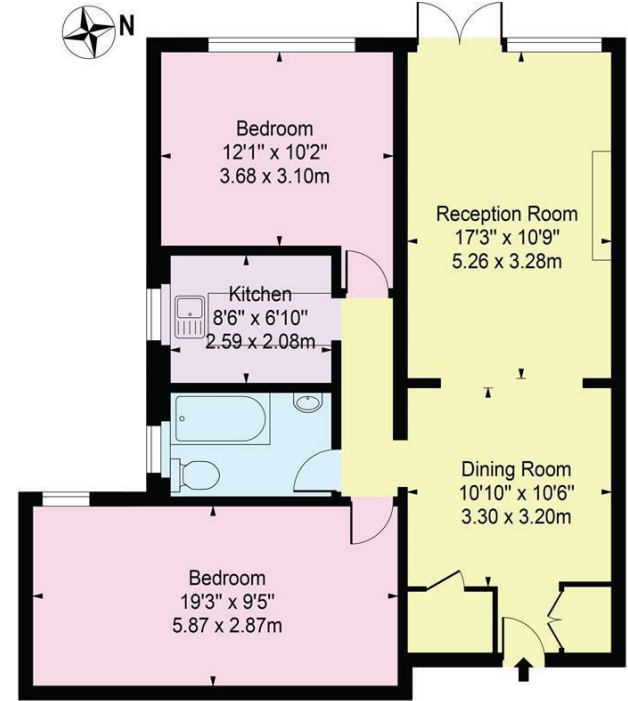
**Ellington Court, High Street  
Southgate  
London  
N14 6LB**

Tenure: Leasehold  
Gross Internal Area: 840.00 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		62	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

**Ellington Court, N14 6LB**  
Approx. Gross Internal Area 840 Sq Ft - 78.04 Sq M



**Ground Floor**  
For Illustration Purposes Only - Not To Scale

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