



11 Montmorency Gardens, New Southgate, London, N11
Offers In Excess Of £325,000 Leasehold

Anthony Webb
ESTATE AGENTS

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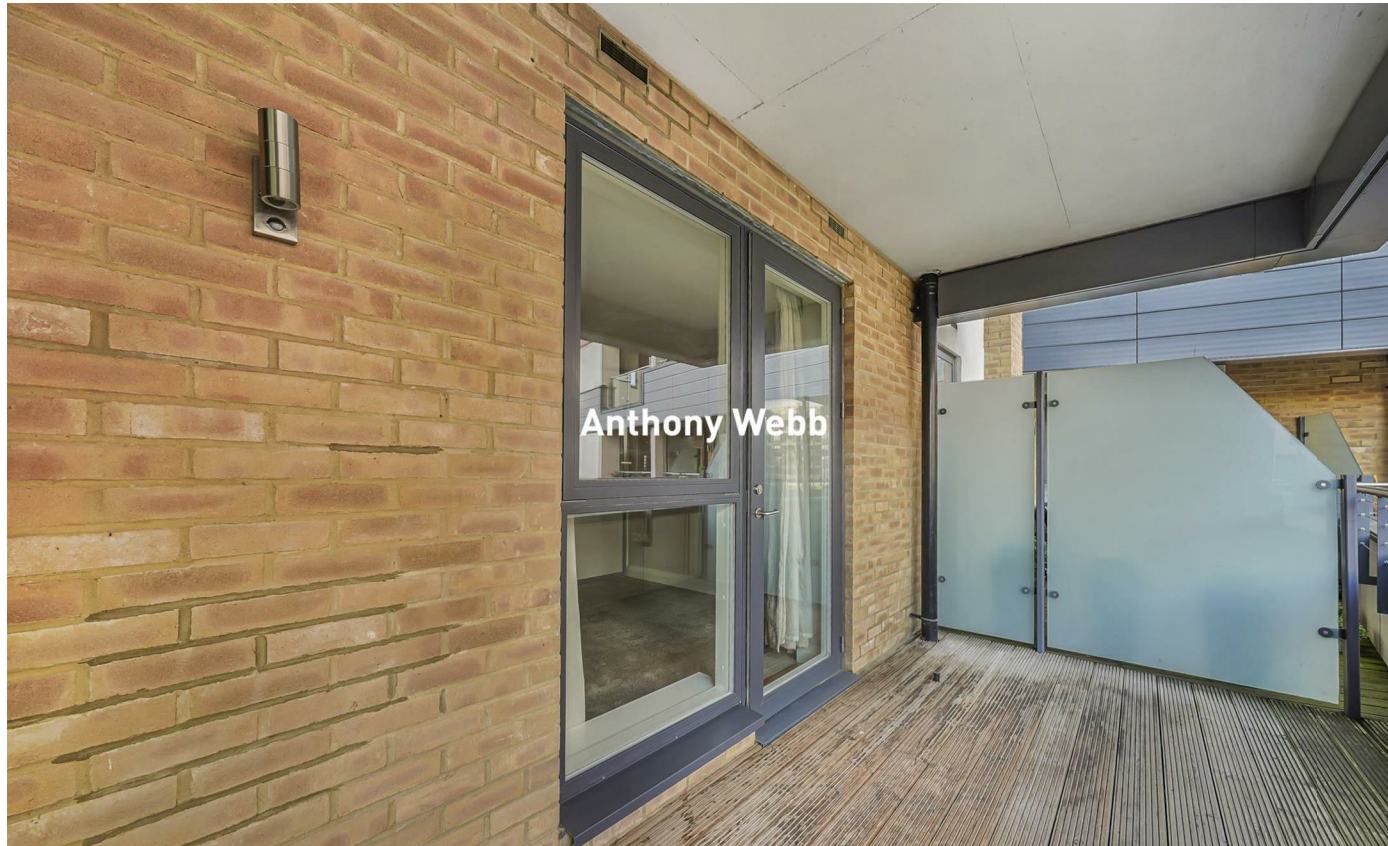
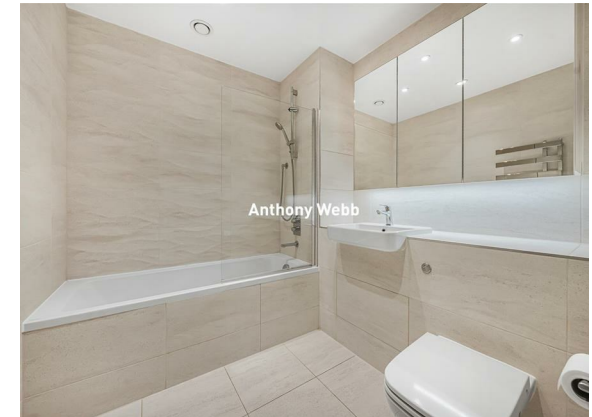
A chain free well presented one double bedroom modern apartment with a private terrace located on the first floor of this 2020 built block forming part of the Montmorency Park Development.

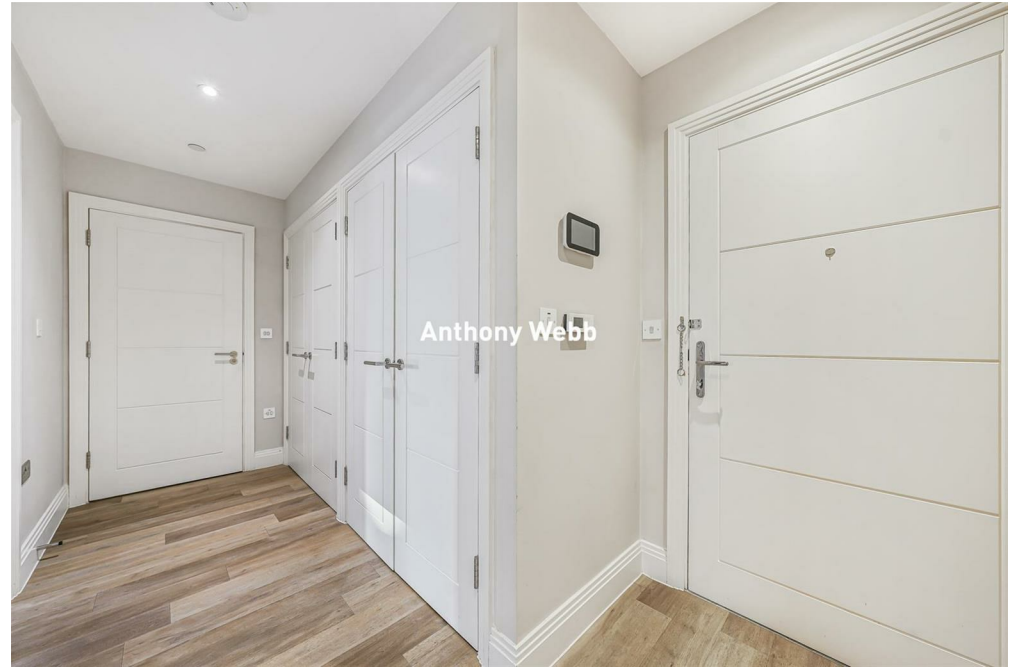
Conveniently located five minutes away from Arnos Groves' shops, restaurants, underground Station and New Southgate train station with fantastic connections to all areas of London, including Kings Cross and Central London.

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 • On street parking only-No allocated parking.

Enfield council Tax Band C
Remaining lease 120 years
Service charge £1765 p.a
Ground rent £300 p.a

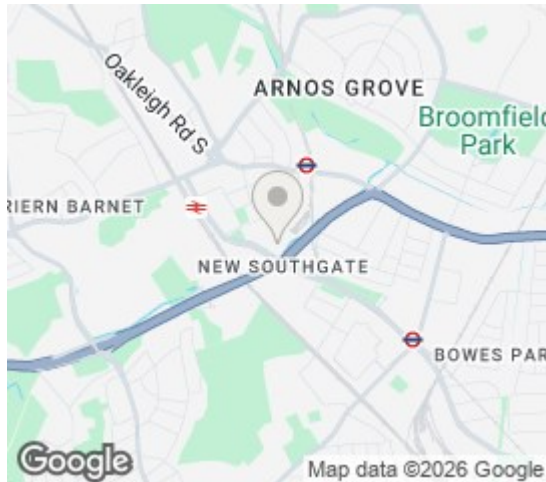
- One double bedroom
- Modern first floor apartment
- Open plan living/kitchen space
- Modern kitchen/bathroom
- Community heating system
- Double glazing
- Close to shops/stations
- Decked covered Terrace





11 Montmorency Gardens New Southgate London N11 1FQ

Tenure: Leasehold
Gross Internal Area: 527.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) 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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 527sq.ft. (49.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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