



**Wells Mews, New Southgate, London, N11**  
**45% Shared ownership £270,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Wells Mews, New Southgate, London, N11

45% shared ownership-IDEAL for first time buyers looking to get a foot on the property ladder.

A well presented 2016 built three bedroom, two bath/shower room modern town house situated on a private road offering bright and airy living accommodation over three floors.

Buyer will purchase 45% of the properties overall value and pay rent on the other 55% to the housing association on a monthly basis of £1077. There is also an annual service charge of £538.92.

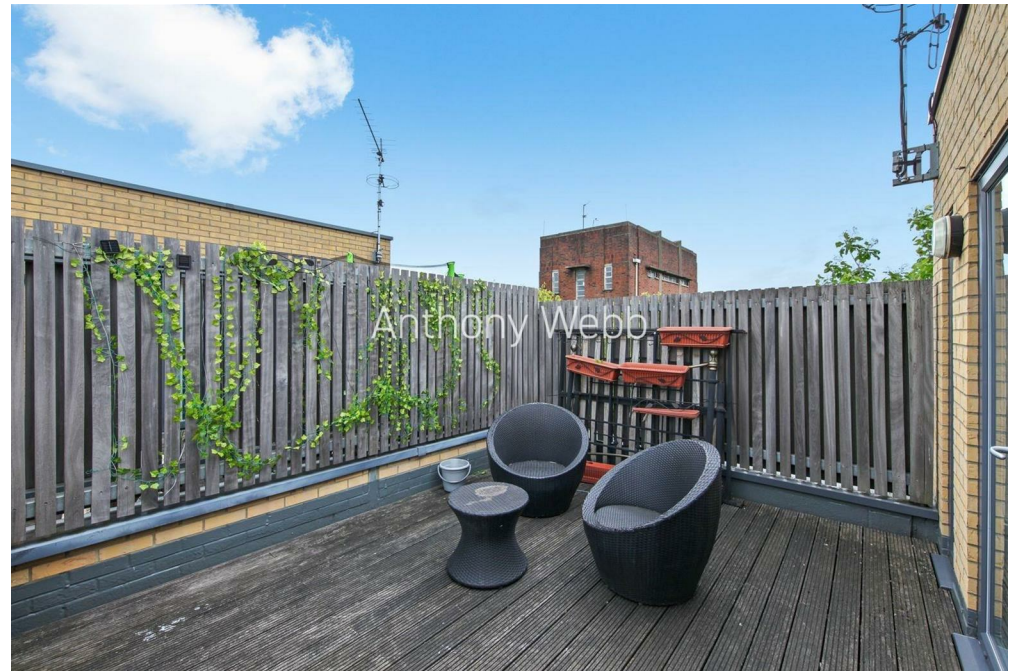
Wells Mews is located off Wilmer Way and is located within easy reach of Arnos Groves shops, bus routes, park and underground station (Piccadilly Line). There are several schools nearby including Broomfield Secondary School and Bowes Park Primary school.

Driveway to front • Front door to hallway with storage cupboard • Spacious open plan space incorporating a living space, a dining space and modern fitted kitchen with integrated appliances • Guest w.c • Two bedrooms (one with private terrace) plus modern family bathroom on the first floor • The third floor consists of a further double bedroom with an en-suite shower room and private terrace • Double glazing • Gas central heating • Front garden.

Enfield Council Tax Band E

- Three double bedrooms
- Three storey town house
- Open plan living/kitchen space
- Two bath/shower rooms
- Guest ground floor w.c
- Parking space
- Two roof terraces
- Rear Garden
- Private road





# Wells Mews New Southgate London N11 2DQ

Tenure: Leasehold  
Gross Internal Area: 1234.00 sq ft



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 87                      | 88        |
| (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 <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 |           |

## Wells Mews London N11 2DQ

Approx. Gross Internal Area = 114.7 sq m / 1234 sq ft



Ref  
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