



Gerrards Close, Southgate, London, N14
Chain Free £375,000 Leasehold

Anthony Webb
ESTATE AGENTS

Gerrards Close, Southgate, London, N14

Spacious chain free two bedroom ground floor maisonette located a few minutes walk from Oakwood underground station, bus routes and local shops. The property is clean and tidy but requires modernisation throughout.

Porch and large storage cupboard • Hallway with two cupboards • Spacious lounge with bay window • Kitchen • Bathroom • One double bedroom with fitted wardrobes • Good size single second bedroom • Double glazing • Gas central heating • Large front garden • Garage en-bloc.

Enfield Council tax band D
Remaining lease term 134 years
Ground rent £5 p.a
Service charge T.B.C
Garage en bloc remaining lease term 39 years

- Two bedrooms
- Ground floor maisonette
- Spacious lounge
- Kitchen
- Bathroom
- Porch/storage cupboard
- Garage en bloc
- Front garden



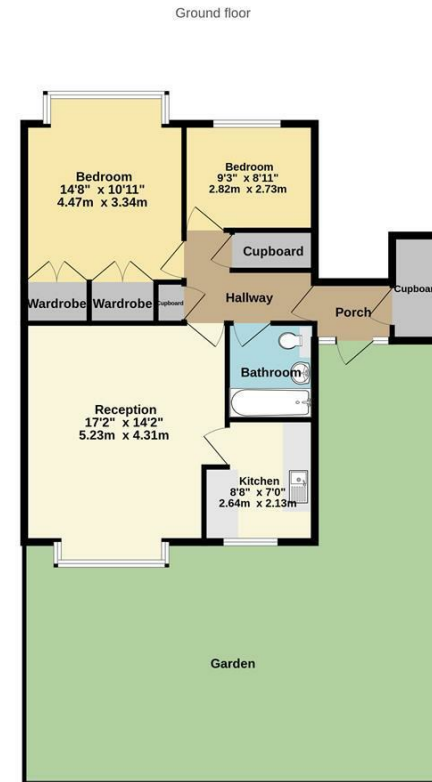


Gerrards Close Southgate London N14 4RH

Tenure: Leasehold
Gross Internal Area: 660.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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			
(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: 660sq.ft. (61.3 sq.m.) approx.
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