



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



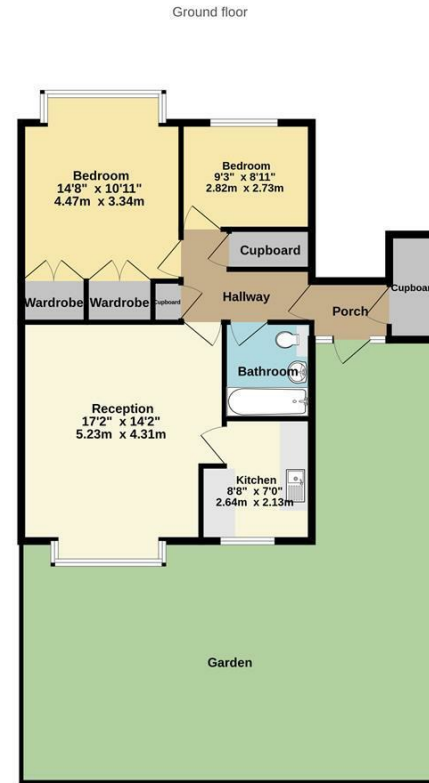


# Gerrards Close Southgate London N14 4RH

Tenure: Leasehold  
Gross Internal Area: 660.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(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 <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			



TOTAL FLOOR AREA: 660sq.ft. (61.3 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 mis-statement. 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 as to their operability or efficiency can be given.  
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