



Stanford Road, New Southgate, London, N11
Offers In Excess Of £450,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Stanford Road, New Southgate, London, N11

Beautifully presented two double bedroom garden maisonette occupying the entire ground floor of this converted Victorian semi-detached property.

The property is ideally located for good local shops, restaurants, bus routes and both New Southgate and Arnos Grove tube station (Piccadilly Line) are nearby. Conveniently located to several good schools including Holly Park Primary and Friern Barnet School.

Private entrance • Hallway with wood floor and bay window • Extended contemporary Living/kitchen space with wood floor and doors to garden • Fitted kitchen units with breakfast bar • Modern shower room • Main bedroom with feature fireplace and large bay window with bespoke shutters • Second bedroom with feature fireplace and wood floor • Gas central heating • Private landscaped rear garden.

The property is offered share of freehold with an underlying lease of 992 years.

No service charges
No ground rent
Council Tax band C

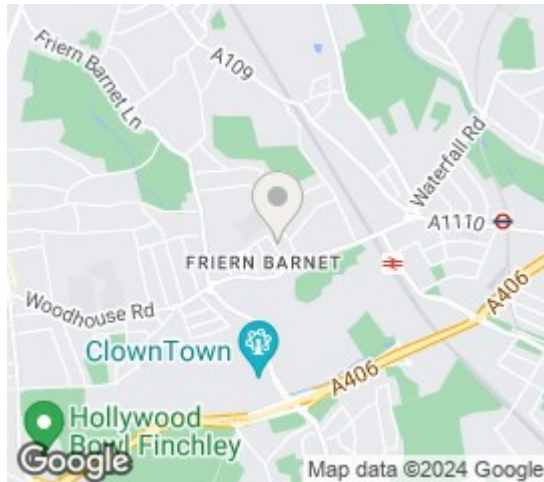
- Two double bedrooms
- Victorian ground floor Maisonette
- Open plan living/kitchen space
- Modern kitchen
- Modern shower room
- Own front door
- Gas central heating
- Private rear garden





Stanford Road New Southgate London N11 3HX

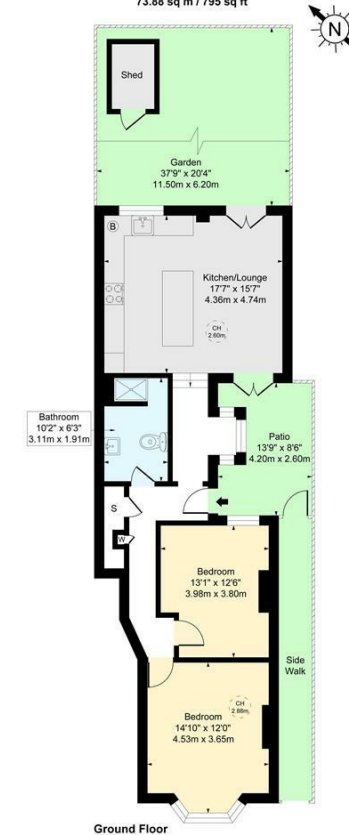
Tenure: Leasehold - Share of Freehold
Gross Internal Area: 796.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

32a Stanford Road, London, N11 3HX

Approximate gross Internal Area
73.88 sq m / 795 sq ft



Ground Floor

This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS