



**ASHFIELD PARADE, N14
OFFERS IN THE REGION OF £425,000 LEASEHOLD**

**A SPACIOUS THREE-BEDROOM FLAT LOCATED CLOSE TO
SOUTHGATE TUBE STATION AND SHOPPING AMENITIES.**

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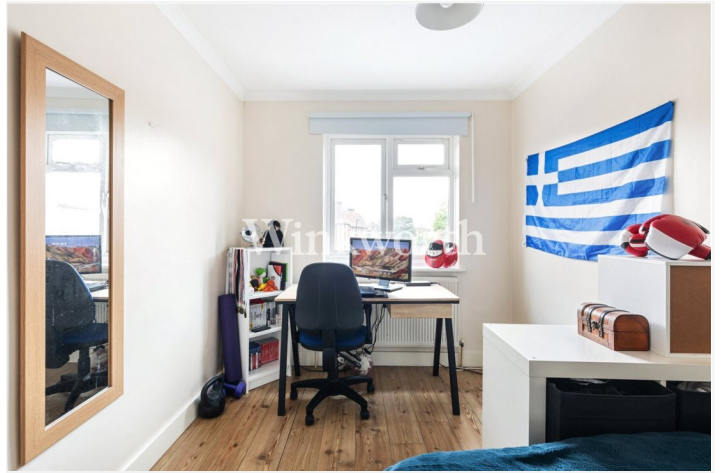


DESCRIPTION:

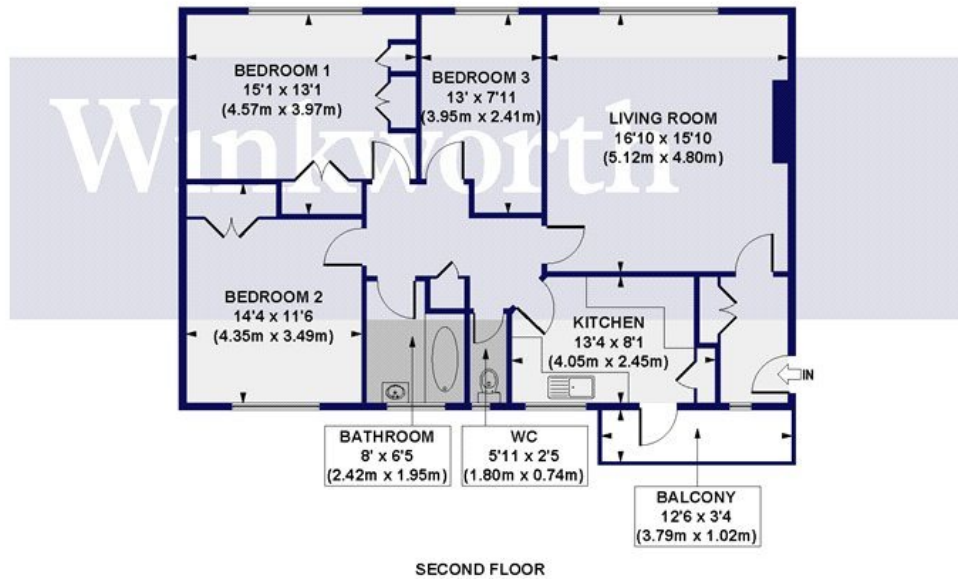
A spacious three-bedroom flat above commercial premises, enviably located in the heart of Southgate, a short stroll to the tube station (Piccadilly line), Ashmole Academy and Primary School, and an excellent selection of shopping amenities and eateries.

Situated above commercial premises, the property boasts just under 1000 Sq.ft of living accommodation, consisting of an impressive 16'10" x 15'10" reception room with ample space for a dining table, a contemporary-style kitchen with direct access to a private balcony, and generously sized bedrooms - two of which have built-in storage, a bathroom and a separate WC. The flat also features double glazing and gas central heating. The seller has advised Winkworth that the property also benefits from on-site parking requiring a resident's permit. We highly recommend a viewing to fully appreciate the space this fantastic flat has to offer.

- Tenure: Leasehold
- Lease Term: Approximately 148 years remaining (189 years from 15 December 1983)
- Service Charge: Approximately £1,200 Per Annum
- Ground Rent: Peppercorn
- Council Tax: London Borough of Enfield - Band C



Ashfield Parade, N14
Approx. Gross Internal Floor Area 996 sq. ft / 92.53 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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