



SELBORNE ROAD, N14
OFFERS OVER £525,000 LEASEHOLD

A SUPERB THREE-BEDROOM SPLIT-LEVEL FLAT WITH A PRIVATE GARDEN, IN A DESIRABLE LOCATION CLOSE TO THE HISTORIC SOUTHGATE GREEN.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A light and spacious three-bedroom, split-level flat boasting 1079 Sq.ft of floor area (including restricted height), in a desirable location close to the historic Southgate Green, with easy access to Southgate tube (Piccadilly line) and Palmers Green mainline BR station to Moorgate. The popular Walker and St. Monica's Primary schools are also in easy reach.

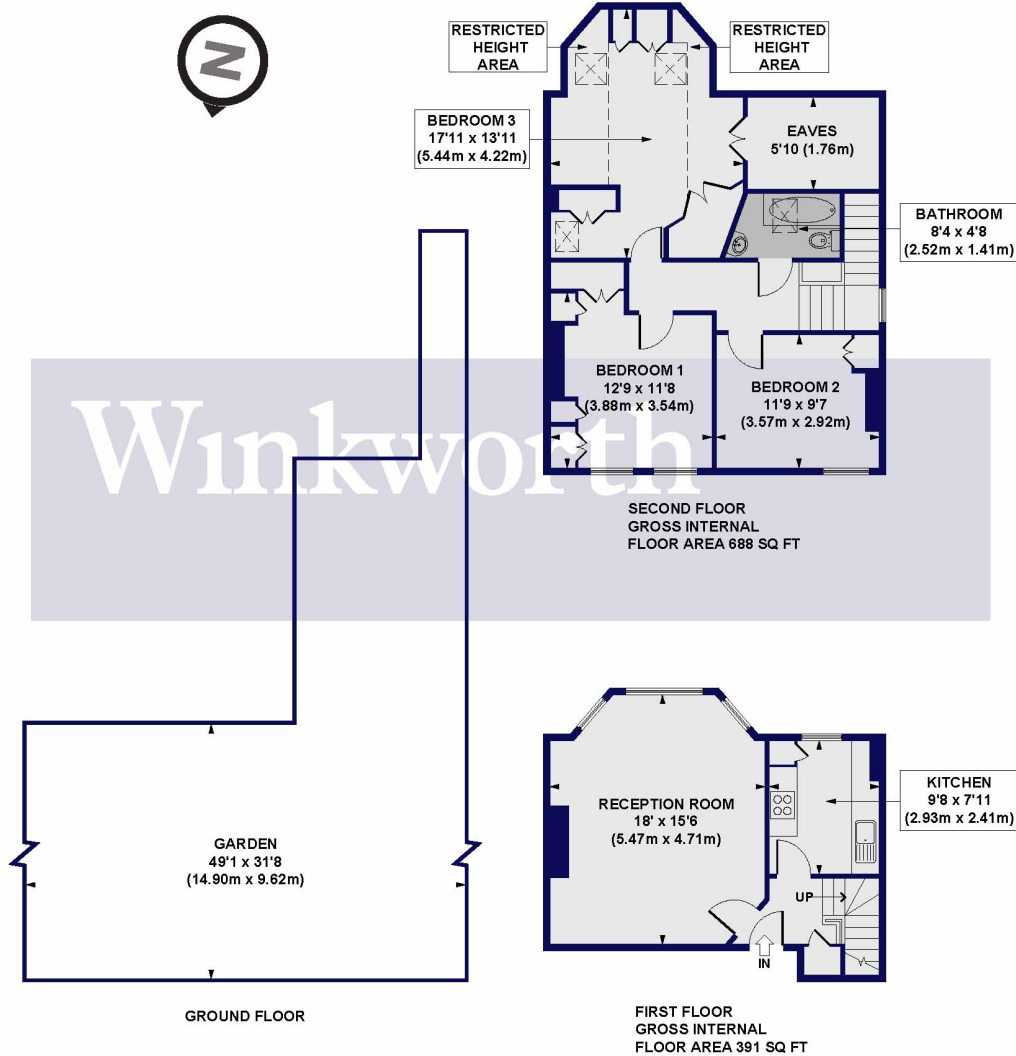
The property features an impressive reception room with a high corniced ceiling, a large bay with sash windows and a cast iron fireplace. There is also an attractive fitted kitchen with a range of integrated appliances and a built-in cupboard in the entrance hall. The upper floor benefits from three spacious bedrooms, two of which have built-in wardrobes. Bedroom three has generous storage space both fitted and in the eaves. You will also find a bathroom complete with a roll-top bath. Externally the property enjoys sole use of a 49'1x31'8 rear garden with a large, paved patio and a shed.

- Tenure: Leasehold
- Lease Term: Approximately 122 years remaining (125 years from 22nd June 2021)
- Service Charge: N/A
- Ground Rent: £100 Per Annum
- Council Tax: London Borough of Enfield - Band D



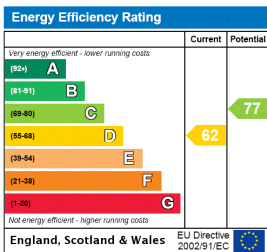
Selborne Road, N14

Approx. Gross Internal Floor Area 1079 sq. ft / 100.25 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 921 sq. ft / 85.60 sq. m (Excluding Restricted Height Area & Eaves)



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.



Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.