The Green, London, N14

Fixed Price £410,000

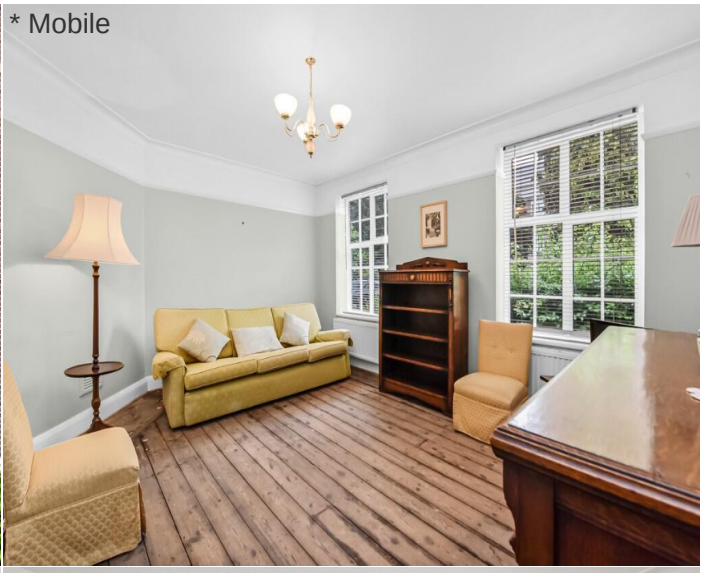


Full Description

The property is located in Chandos Court, a quiet block built in the 1930's next to Southgate Green. Ideally located to take advantage of the local amenities in Southgate together with the surrounding open spaces of The Green. The property is also close to St Monica's and Walker primary schools, both being a short walk away. Southgate underground station is within a ten minute walk (Piccadilly Line). Palmers Green station (British Rail) is within a twenty minute walk with regular services to London Moorgate and Hertford. There are also regular bus services towards Cockfosters, Enfield and Muswell Hill with bus stop located next to Chandos Court. This attractive flat is situated on the ground floor of a well maintained block. Approximately 60.8 sqm, the flat is conveniently situated on the ground floor of the block. There is non-allocated off-street parking, which is surrounded by pleasant communal gardens. The flat benefits from a bright reception room and two good sized bedrooms. There is an intercom service to the block's front door. The property benefits from gas central heating. The property requires updating but has great potential and is well suited for commuters, downsizers or young families looking for access to great local schools. **Accommodation** (all sizes approximate) Kitchen 2.72m (8'11") x 2.47m (8'1") Living Room 4.52m (14'10") x 3.63m (11'11") Bedroom 1 3.64m (11'11") x 3.64m (11'11") Bedroom 2 3.62m (11'10") x 2.56m (8'5") Bathroom Shower cubicle, Toilet and basin. **Gross**

Internal Area 60.80m2 (654.44ft2) **Terms** Offers above £410,000 are invited for the share of freehold with vacant possession. **EPC** The property has a rating of 64 which puts it in is in band D. **Council Tax** The property falls within the London Borough of Enfield and is in council tax band C. For the period 2025/2026 the council tax payable would be £1,923.57. **Service Charge** The service charge for the period 1st Jan -31st Dec 2025 amounts to £1,900. **Lease** 999 years from 1995. **Further Information** * Has the property been flooded in the last 5 years? No. * Is the property listed? No. * Is the property in a conservation area? Yes * Are there any public rights of way across the property? No. **Utilities / Services**. * Electric Supply - British Gas * Water Supply - Thames Water * Gas Supply - British Gas * Sewage - Thames Water * Heating sources - Gas fired boiler * Broadband Type - Standard and Superfast available at this address. * Mobile Signal/Coverage - EE, Three, Vodafone and O2.





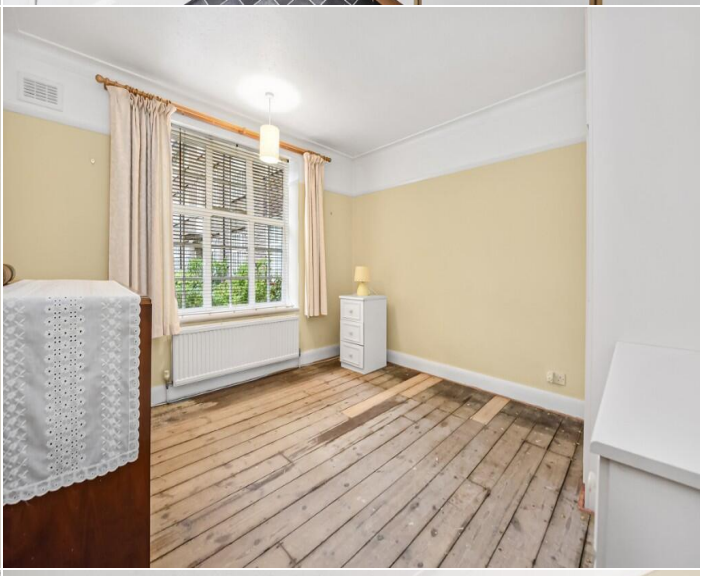


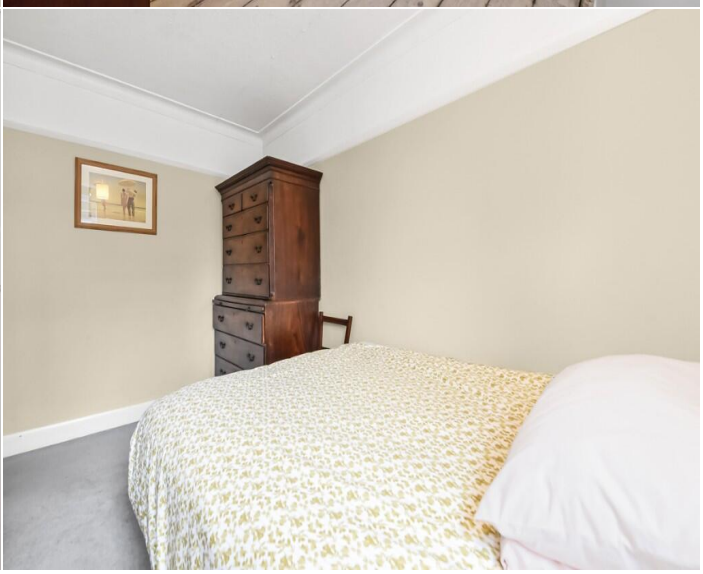


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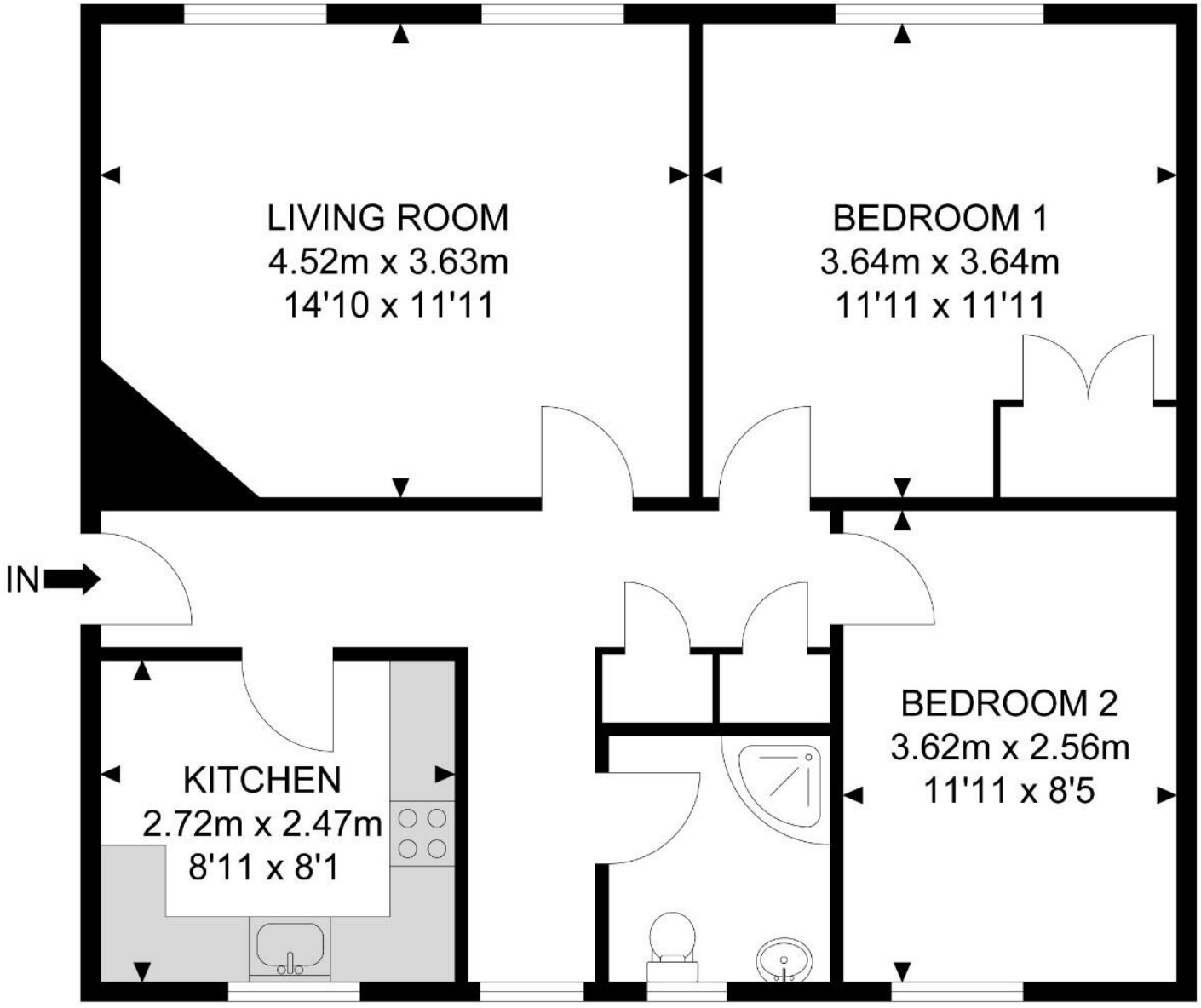


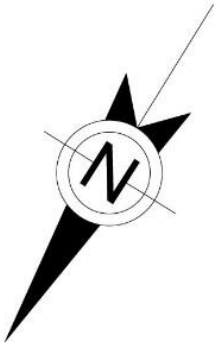




Chandos Court



Ground Floor



SPACE PHOTO

APPROX. GROSS INTERNAL FLOOR AREA 654.44 SQ FT / 60.80 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated 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 service, system and appliances