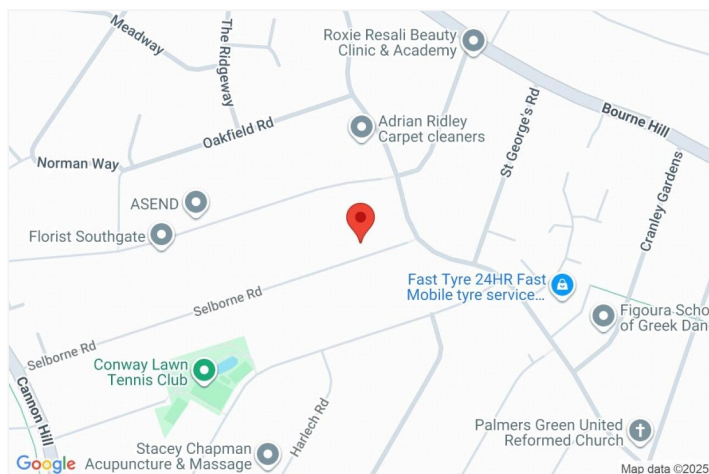




SELBORNE ROAD, N14
£350,000 SHARE OF FREEHOLD

BRIGHT AND SPACIOUS FLAT WITH A PRIVATE REAR GARDEN IN A SOUGHT-AFTER LOCATION.

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

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DESCRIPTION:

A lovely split-level flat, situated on one of Southgate's most desirable roads, close to the historic Southgate Green, the popular Walker and St. Monica's Primary Schools, and local parks. Southgate tube station (Piccadilly Line) and Palmers Green mainline station (to Moorgate) are also within easy reach.

The property is arranged on the second floor (with its entrance on the first floor) of a semi-detached Edwardian house. Accommodation includes a living room with sash windows overlooking the rear gardens, a fitted kitchen, a double bedroom, and a study that could be used as a guest bedroom, along with a shower room.

Outside, the property enjoys a private section of rear garden, accessed via a footpath at the side of the building. Offered with a share of the freehold, the property currently has 58 years remaining on the underlying lease term; however, the co-freeholders are in the process of extending the term to 958 years.

AT A GLANCE:

- Split-Level Period Conversion
- Second Floor
- Located on Sought-After Road in Southgate
- Share of Freehold
- Private Section of Rear Garden
- Spacious Reception Room
- Double Bedroom
- Study/Guest Bedroom
- Sash Windows

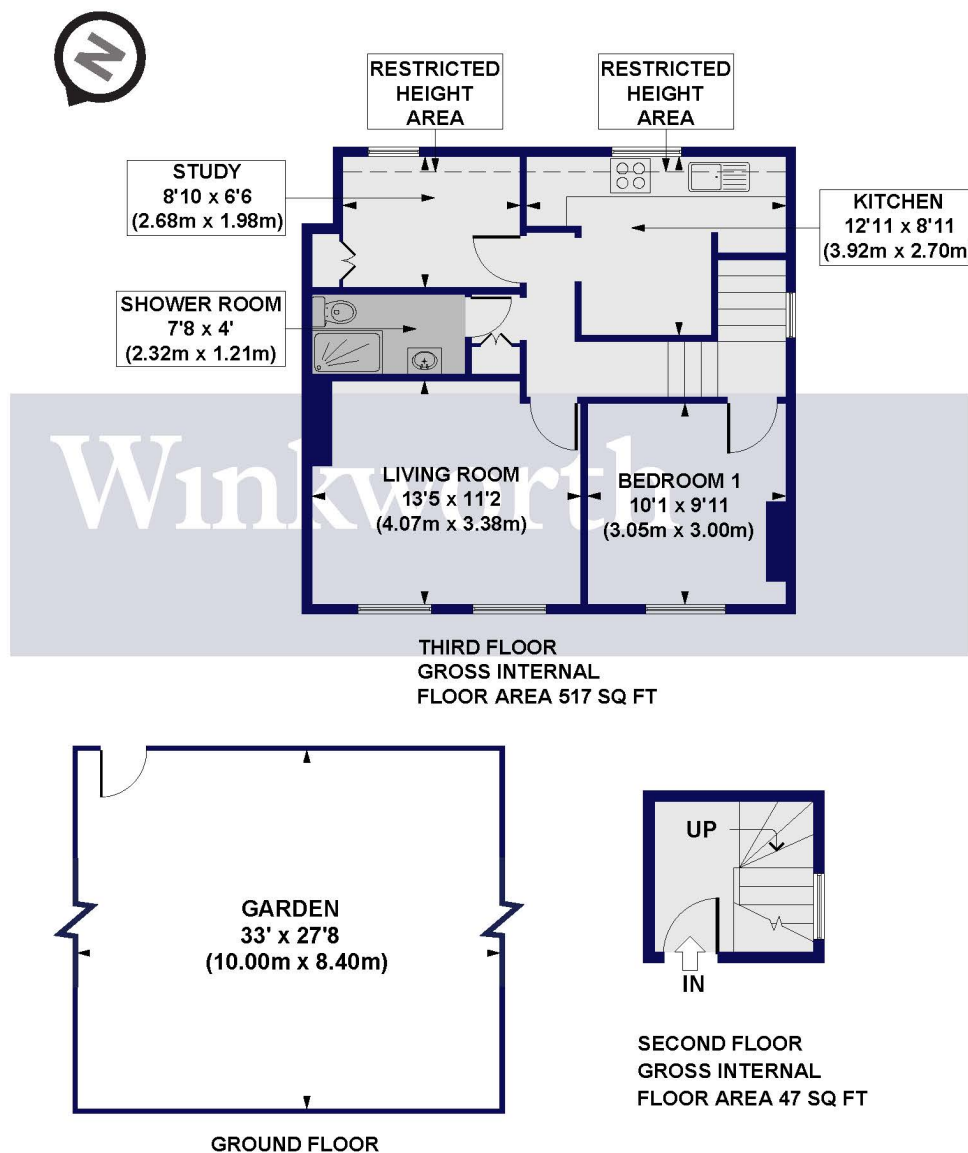




Selborne Road, N14

Approx. Gross Internal Floor Area 564 sq. ft / 52.36 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 547 sq. ft / 50.81 sq. m (Excluding Restricted Height Area)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Remaining Lease Term: Currently in the region of 58 years. Co-freeholders are in the process of extending the term to 958 years.

Service Charge: £0

Ground Rent: £0

Council Tax Band: London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

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