

THE GREEN, N14
OFFERS OVER £465,000 SHARE OF FREEHOLD

A CHARMING AND RARELY AVAILABLE LOWER GROUND FLOOR FLAT WITH ITS OWN ENTRANCE AND A PRIVATE COURTYARD REAR GARDEN. LOCATED IN THE HEART OF THE DESIRABLE SOUTHGATE GREEN CONSERVATION AREA.

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

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DESCRIPTION:

A rarely available lower ground floor flat with its own entrance and a private courtyard garden, set within a Grade II Listed Georgian property in the desirable Southgate Green conservation area.

Offered with a share of freehold and no onward chain, this beautifully presented property boasts just under 850 sq. ft. of living accommodation blending character features with modern finishing touches. You will find a generously sized reception room with ample space to dine. The contemporary kitchen is equipped with integrated appliances and has a door at one end, providing an additional entrance into the property. There are two bedrooms located at the rear of the flat, both with sash windows. One of the bedrooms enjoys access to the patio, while the other features a useful fitted wardrobe and shelving built into the alcoves. Completing the accommodation is a stylish and fully tiled bathroom, along with a separate shower room, and an entrance hall with tessellated tiles, adding a touch of charm.

The property is conveniently located near Southgate tube station (Piccadilly line). It is equidistant to Broomfield and Grovelands parks, both of which are within easy reach. You'll find several highly regarded schools within walking distance, such as Walker Primary, St. Mary's, and St. Monica's. There is also an excellent selection of eateries nearby, including the 'Sydney Rocks Artisan Coffee' for hot drinks, pastries, and organic produce, as well as the historic 'Ye Old Cherry Tree' pub and restaurant, built in 1695.

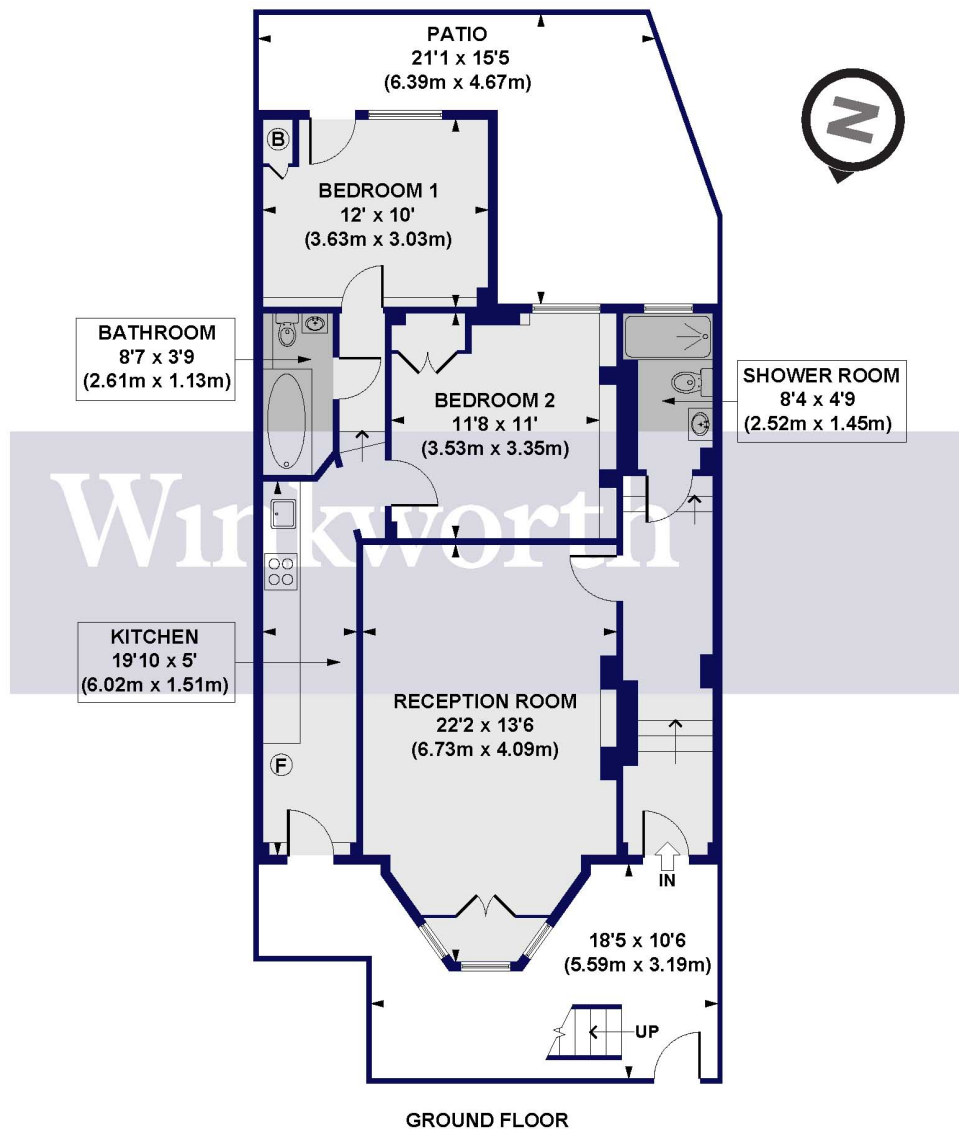
SUMMARY:

- Lower Ground Floor Flat with Private Entrance and Patio Garden
- Set in a Grade II Listed Georgian Conversion in a Historic Conservation Area
- Share of Freehold
- No Onward Chain
- Within Easy reach of Southgate Tube Station and Local Parks
- Spacious Reception Room
- Two Double Bedrooms
- Modern Bathroom Plus Separate Shower Room
- Council Tax: London Borough of Enfield - Band E
- Service Charge: £150 Per Month
- Ground Rent: N/A
- Tenure: Share of Freehold with an Underlying Lease Term of 999 Years From 16 March 2017 (circa 992 years remaining)



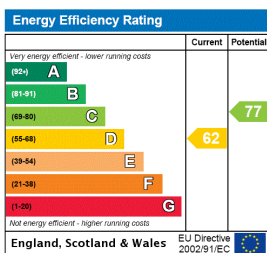
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Approx. Gross Internal Floor Area 846 sq. ft / 78.57 sq. m



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.



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