



Ashfield Road, N14

£335,000 *Leasehold*



A well-presented apartment situated on the second (top) floor of a well-maintained purpose-built development, tucked away in a quiet Southgate cul-de-sac, offered for sale with a remaining lease term in the region of 180 years and peppercorn ground rent.

The property is conveniently located within easy reach of Southgate Underground Station (Piccadilly Line) and falls within the catchment area for Ashmole Academy, Ashmole Primary School, and Walker Primary School.



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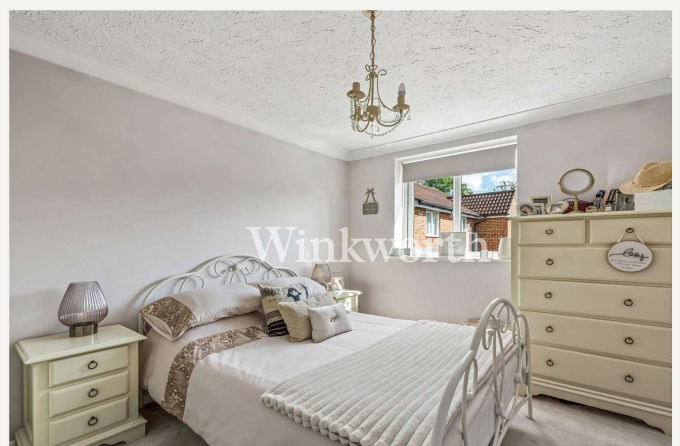
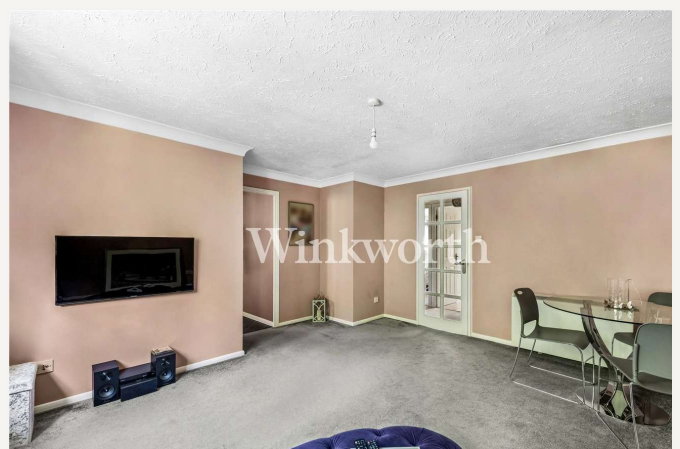
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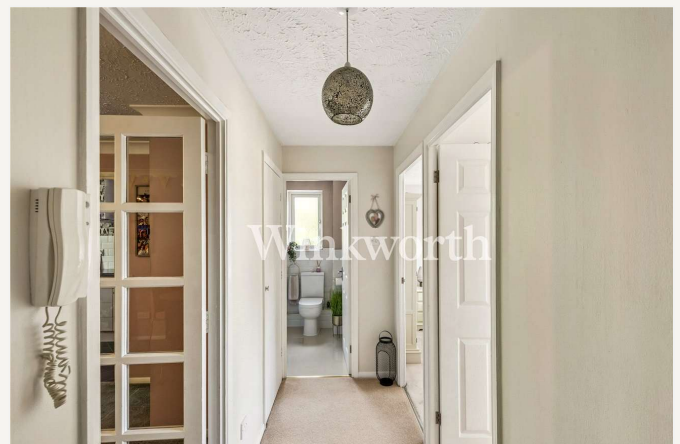
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The accommodation features a spacious reception room with ample space for both relaxing and dining. A large window overlooks the communal grounds, creating a peaceful and tranquil setting. There are also two well-proportioned bedrooms and a stylish bathroom, which was refurbished in 2023. An opening from the reception room leads into a modern fitted kitchen, offering a generous range of units and integrated appliances. Further benefits include double glazing throughout, an intercom entry phone system, built-in storage within the entrance hall, and access to loft space providing additional storage. The location is ideally positioned for access to a variety of green open spaces, including Broomfield Park, Arnos Park, Bramley Sports Ground, and The Walker Ground, which offers excellent sporting facilities including hockey, netball, squash, rugby, and tennis.

We would highly recommend an internal viewing to fully appreciate the space, setting, and convenience this excellent apartment has to offer.





MATERIAL INFO

Tenure: Leasehold

Current Lease Term: Circa 180 Years Remaining (190 years from 20th February 2017)

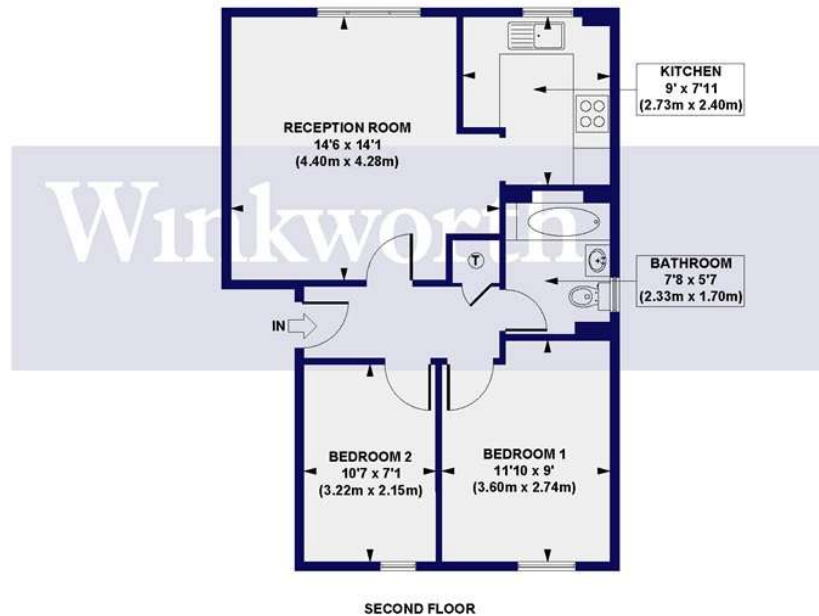
Service Charge: £1400 per annum

Current Ground Rent: Peppercorn

Council Tax: London Borough of Barnet - Band D

EPC rating: C

Stirling Court, Ashfield Road, N14
 Approx. Gross Internal Floor Area 531 sq. ft / 49.30 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/sale/property/PGN260034>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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