

LEASEHOLD



Flat

# FLAT 17, HEATHDENE CHASE SIDE, LONDON, N14 5HU

Price Guide

**£320,000**

## FEATURES

- Chain Free
- Close to Southgate Tube
- Spacious Flat
- Separate Kitchen/Diner
- Long Lease 130 years
- Approx. 667 sq.ft
- Separate Lounge
- Large Bedroom



**RASH & RASH**

# 1 Bedroom Flat located in London

A beautifully presented one double bedroom apartment on the top floor set within a purpose-built development in the very heart of Southgate.

This bright and spacious flat boasts a generously proportioned reception room with attractive laminate flooring, a modern fitted kitchen and a separate dining area, all flooded with natural light thanks to the apartment's desirable triple-aspect layout. The thoughtful configuration creates an airy, welcoming feel throughout. The property further benefits from a garage en-bloc.

Perfectly positioned for convenience and lifestyle, the property is just moments from Southgate's excellent selection of shops, cafés and restaurants. Southgate Underground Station (Piccadilly Line) is approximately a 7-minute walk, offering swift access into Central London, while numerous bus routes provide easy connections to Finchley, Cockfosters, Oakwood, Enfield, Potters Bar and beyond. Ashmole, Osidge and St Andrews schools are all nearby.

An excellent opportunity for first-time buyers, downsizers or investors. The property would rent for approx. £1,600pcm.



Call us on

02088822828

info@rashandrash.com

<https://www.rashandrash.com/>

Council Tax Band

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 48      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

RASH & RASH