

SHARE OF FREEHOLD



Flat - Ground Floor

# 9 BOURNESIDE CRESCENT, LONDON, N14 6SP

Asking Price

# £425,000

## FEATURES

- Share of Freehold
- Two Bedrooms
- Separate Kitchen
- Sold with an extended lease of 999 Years
- Two Bathrooms
- Reception Room with direct access to Communal Gardens



# RASH & RASH

# 2 Bedroom Flat - Ground Floor located in London

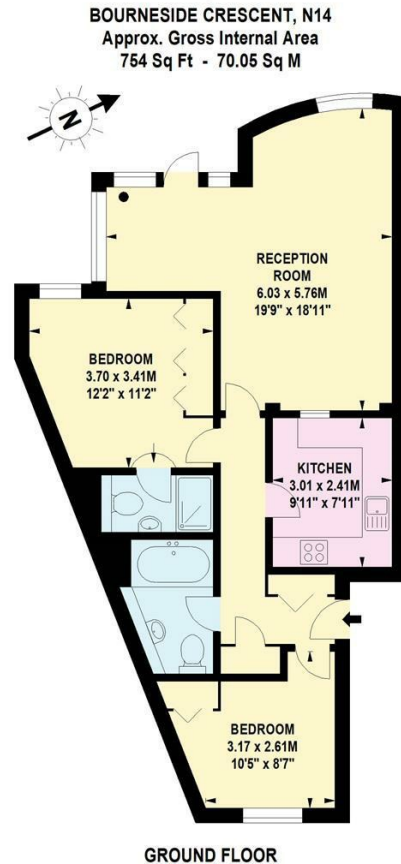
This well presented ground floor apartment offers approximately 754 sq ft of internal living space and is ideally situated within a sought after development in the heart of Southgate.

The property features a bright and spacious reception room with ample space for both living and dining, opening directly onto well maintained communal gardens. There is also a separate modern kitchen with good storage and worktop space.

There are two bedrooms, including a generously sized main bedroom with en-suite shower room, and a second bedroom suitable as a guest room, home office or nursery. A separate family bathroom completes the accommodation.

Bourneside Crescent is superbly located, with Southgate Underground Station (Piccadilly Line) just a short walk away, providing direct access to Central London in approximately 25 minutes. A range of local shops, cafés and restaurants are nearby, along with excellent leisure facilities including Grovelands Park, Southgate Leisure Centre and the Chicken Shed Theatre. The area also benefits from convenient road links across North London and to the wider motorway network.

An ideal first-time purchase, downsizing option or investment opportunity.



Call us on

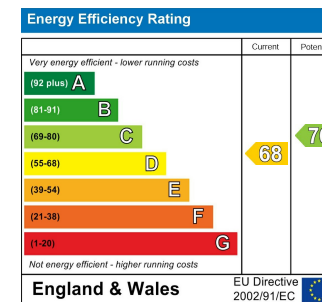
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<https://www.rashandrash.com/>

**Council Tax Band**

**E**



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.

