

LEASEHOLD



Flat - Ground Floor

# FLAT 6, COLTSWOOD COURT, 3 PICKARD CLOSE, LONDON, N14 6JE

Asking Price

## £425,000

### FEATURES

- Long Lease of 167 years
- Gated Developments
- Separate Lounge/Diner
- Allocated Parking Space & Visitors Parking
- Chain Free
- Two Bedrooms & Two Bathrooms
- Separate Kitchen
- Close to Southgate Tube Station



# RASH & RASH

# 2 Bedroom Flat - Ground Floor located in London

Offered chain free, this lovely two bedroom, two bathroom ground floor apartment is set within a popular and exclusive gated development in the very heart of Southgate Town Centre.

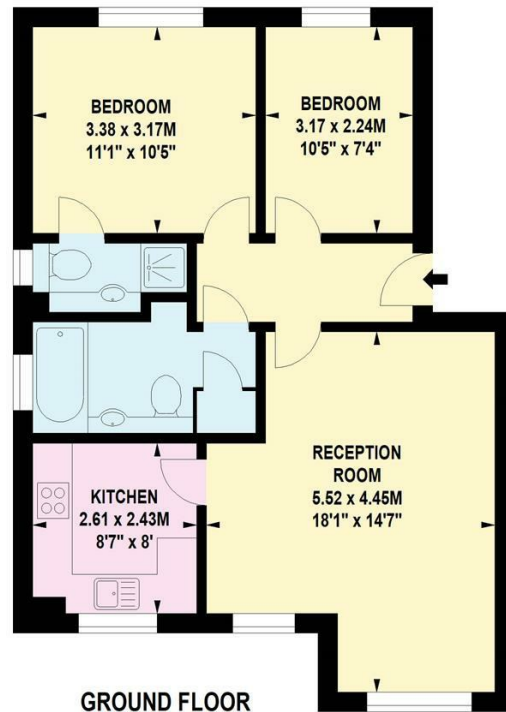
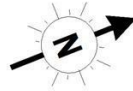
The apartment offers approximately 648 sq ft of internal living space and is presented as an ideal opportunity for first-time buyers, downsizers or investors alike.

Accommodation comprises a generous reception room measuring over 18 ft in length, providing ample space for both living and dining. The kitchen is well laid out and benefits from good natural light. There are two bedrooms, with the principal bedroom enjoying the benefit of a private en-suite shower room, while the second bedroom is served by a separate family bathroom.

Further advantages include a long lease of 167 years, allocated parking, additional visitor parking, and well maintained communal grounds, all within the security and privacy of a gated development.

The property is exceptionally well located, positioned within the exclusive Pickard Close development, just a short walk from Southgate Underground Station (Piccadilly Line) and Southgate Bus Station. The vibrant Southgate High Street is moments away, offering an array of cafés, bars, restaurants and local amenities. The area is also well regarded for its highly sought-after school catchments.

COLTSWOOD COURT,  
PICKARD CLOSE, N14  
Approx. Gross Internal Area  
648 Sq Ft - 60.20 Sq M



Call us on  
**02088822828**

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**Council Tax Band**

**E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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**