

HUNTERS

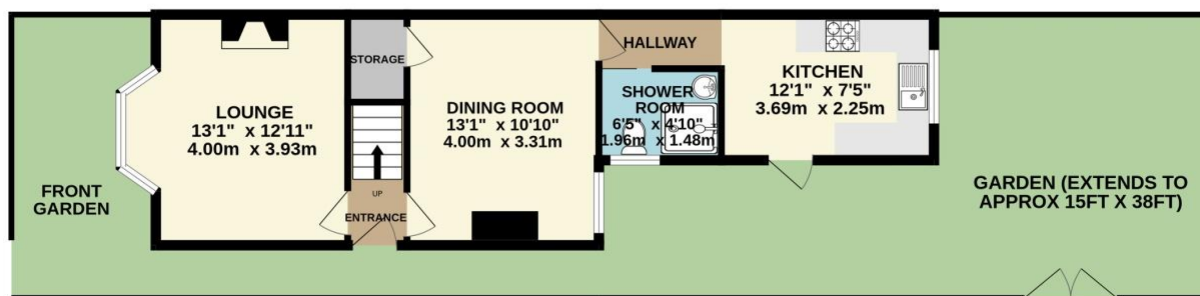
RESIDENTIAL SALES AND LETTINGS

CHELMSFORD ROAD, SOUTHGATE, N14 5PY
£515,000 - FREEHOLD

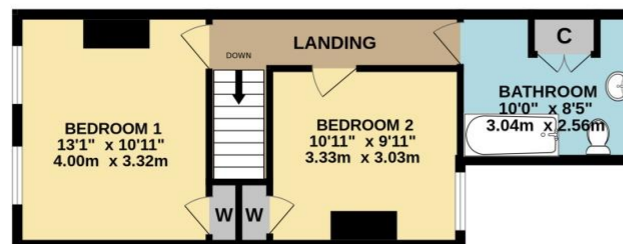
This pretty Victorian End of Terrace property has great charm and character with original brickwork and bay window to the ground floor. Internally it requires full modernisation making it the ideal project for buyers looking to refurbish and decorate to their own taste and style. Offering surprisingly spacious two bedroom accommodation with two receptions and an extended kitchen the property also has potential to extend into the loft subject to the usual consents. Situated in this highly convenient location within 10 minutes walk of Southgate Tube station and all the shops and restaurants of the local High Road. Offered for sale Chain Free viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHAIN FREE
END OF TERRACE PERIOD PROPERTY
MODERNISATION REQUIRED
TWO DOUBLE BEDROOMS
KITCHEN
FAMILY BATHROOM
WELL MAINTAINED REAR GARDEN
WITHIN WALKING DISTANCE TO SOUTHGATE TUBE STATION
COUNCIL TAX BAND E - £2,386.32 PER ANNUM
EPC RATING E - 41

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



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www.hunters-whetstone.co.uk







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