



**SELBORNE ROAD, N14**  
**OFFERS OVER £385,000 LEASEHOLD**

**AN ATTRACTIVE TWO-BEDROOM FIRST FLOOR FLAT IN A SOUGHT-AFTER LOCATION.**

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## DESCRIPTION:

A lovely two-bedroom first floor flat offered for sale chain-free, situated in arguably one of Southgate's most desirable roads, close to the historic Southgate Green, the popular Walker and St. Monica's Primary schools, and local parks. Southgate tube (Piccadilly line) and Palmers Green mainline BR station (to Moorgate) are also within easy reach.

This well-presented property benefits from a spacious living room with ample space to relax and dine, a modern kitchen with a granite worktop, two good sized bedrooms, plus a recently installed bathroom. The property also benefits from a long remaining lease term in the region of 153 years.

- Tenure: Leasehold
- Term: 153 year and 2 months
- Service Charge: N/A
- Ground Rent: N/A
- Council Tax: London Borough of Enfield – Band C

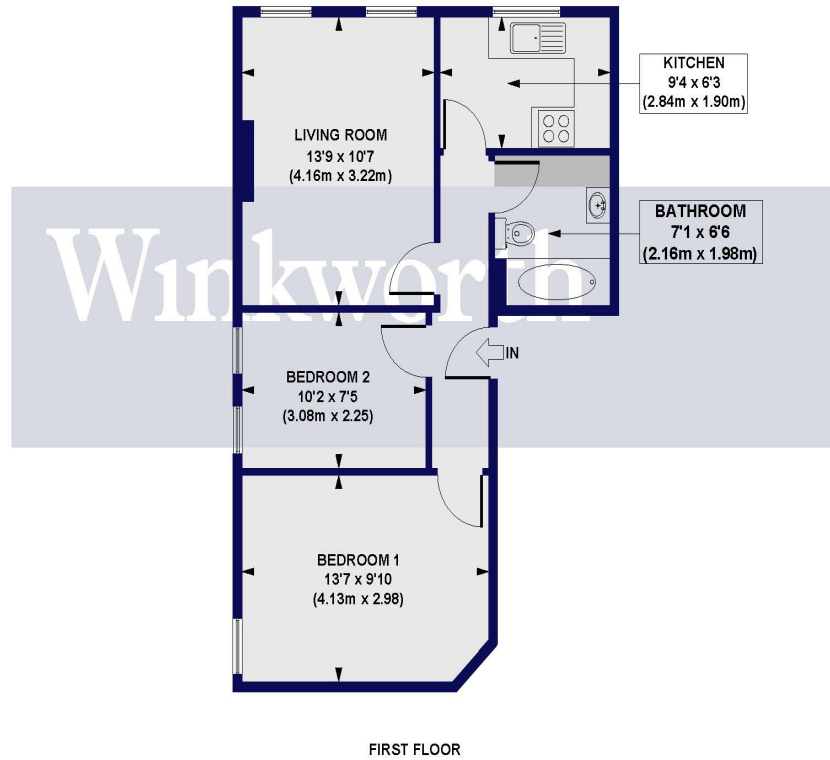
All figures that are shown were correct at the time of printing.



## SUMMARY

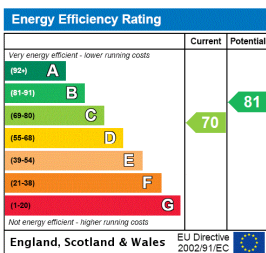
- First Floor Edwardian Conversion
- Desirable Location in Easy Reach of Southgate Green and Parks Offered Chain-Free
- Spacious Reception Room
- Good Sized Bedrooms
- Modern Kitchen and Bathroom
- Sash Windows
- Intercom Entry Phone
- Remaining Lease Term Appx. 153 Years

**Selborne Road, N14**  
 Approx. Gross Internal Floor Area 515 sq. ft / 47.87 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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