



OLD FARM AVENUE, N14  
**£280,000 LEASEHOLD**

## A MODERN TWO-BEDROOM FIRST FLOOR FLAT IN A CONVENIENT LOCATION.

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## **DESCRIPTION:**

A two-bedroom flat situated on the first floor of a private purpose-built block located just over half a mile from Southgate tube station (Piccadilly line) and within easy reach of several highly regarded primary schools.

You will find a spacious reception room, a galley kitchen, well-proportioned bedrooms, and a modern shower room. Additional benefits include an intercom entry phone system, double glazing, gas central heating, AND communal parking. The property could make an ideal first-time purchase or buy-to-let investment. Offered for sale with no onward chain.

- Tenure: Leasehold
- Lease Term: Currently in the region of 154 years remaining
- Service Charge: £2,586.24 Per Annum
- Ground Rent: Peppercorn
- Council Tax: London Borough of Enfield - Band D





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 Approx. Gross Internal Floor Area 530 sq. ft / 49.28 sq. m



FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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