



**DALRYMPLE CLOSE, N14**  
**£279,995 LEASEHOLD**

**A WELL-PRESENTED ONE-BEDROOM GROUND FLOOR  
FLAT IN A SOUGHT-AFTER LOCATION IN SOUTHGATE.**

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## DESCRIPTION:

A lovely one-bedroom apartment set on the ground floor of a purpose-built development, located in a quiet residential cul-de-sac, within easy reach of Southgate Tube Station (approximately 0.6 miles), Oakwood Park, and several popular schools.

The property features a spacious living room with an opening at one end leading to the kitchen. There is also a double bedroom with a fitted wardrobe and a contemporary-style bathroom with a three-piece suite. Additional benefits include double glazing throughout, with the living room and bedroom windows overlooking the communal grounds, an intercom entry system, electric storage heating, and an allocated residents' parking space. This property is ideal for first-time buyers or investors. Offered with a long lease and peppercorn ground rent.

**Tenure:** Leasehold

**Term:** Approx. 157 years remaining (189 years from 1 September 1993)

**Service Charge:** £2,378 per annum (includes buildings insurance and water rates)

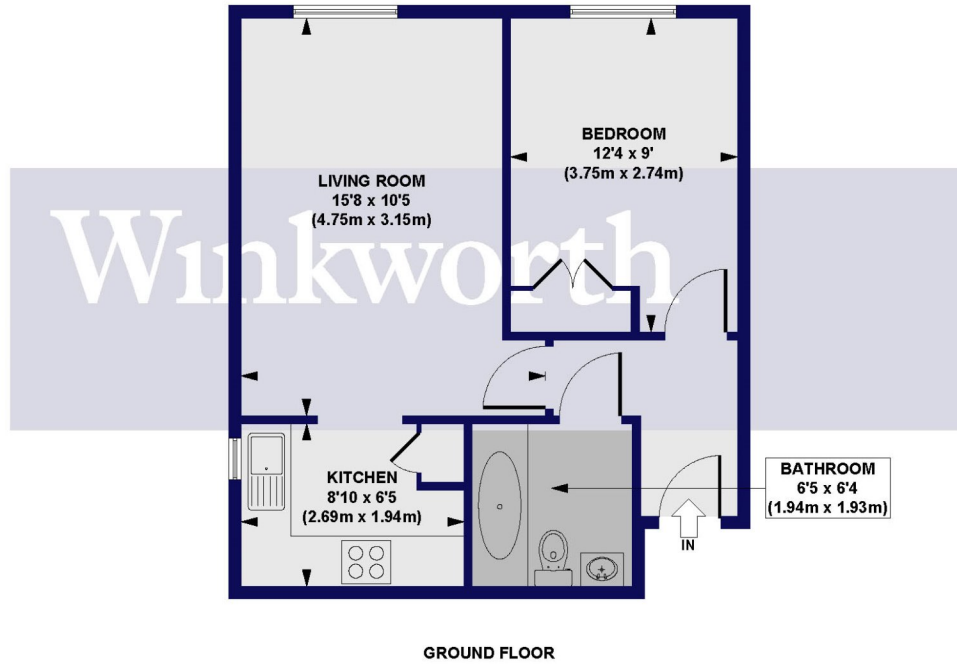
**Ground Rent:** Peppercorn

**Council Tax:** London Borough of Enfield – Band C

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

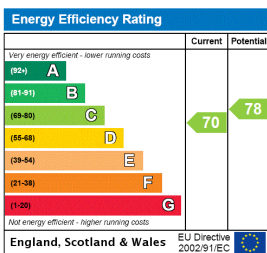


**Dalrymple Close, N14**  
 Approx. Gross Internal Floor Area 426 sq. ft / 39.61 sq. m



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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