



## 2 bed maisonette to buy in N11

Westbury Road, South Gate , London,  
Southgate , N11 2DB

**£250,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Great location
- ✓ first floor
- ✓ separate Kitchen
- ✓ Feature Fireplace
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A TWO DOUBLE BEDROOM first floor conversion situated in this residential turning and withing walking distance to Bounds Green Underground station. The property benefits from a good size lounge , two double bedrooms, bathroom and kitchen .

The property is double glazed and gas central heated. The property also has own section of rear garden. The lease has approx 69 years remaining.

Council Tax Band C

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 70

Annual Ground Rent Amount: £100.00

Price: Starting Bid £250,000

Property Type: Maisonette

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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