



Offers in excess of £585,000

TENURE : LEASEHOLD

Chelmsford Road Penthouse, London, N14

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 1

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownends.co.uk | 442088826828

Website: <https://www.addisontownsend.co.uk/>

ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this large and unique top floor four bedroom penthouse. Located in this sought after development within a short 0.6 miles to both Southgate and Oakwood underground stations, close to local bus routes, local amenities and excellent primary and secondary school catchments including Dame Alice Owen. This property benefits from South West facing balconies overlooking the beautiful communal gardens, modern kitchen with breakfast bar & integrated appliances, family bathroom, en-suite, allocated parking space, laminated floors throughout, fitted wardrobes and spacious lounge . The remaining lease length is 125 years from July 2013; Ground rent £700 a year; service charge £1847 / half year including heating and 1 boiler maintenance a year. Offered for sale chain free.

Entrance

Communal door with entryphone system to Communal hall with stairs, post boxes and lift to top floor and own hard wood fire proof front door to inner hall way.

Hallway

Doors to all rooms, 2 x storage cupboards, Laminated wood flooring, power points, vertical Bespoke Designer Art Radiator, down lighters, entry phone system.

Reception Room 20' x 16'3 (6.10m x 4.95m)

Double glazed window and French doors to the front aspect and balcony with fitted blinds, wall mounted vertical Bespoke Designer Art Radiators, Surround sound system, tv point, power points, laminated wood flooring arch leading to KITCHEN.

Kitchen Diner 14'7 x 10'7 (4.44m x 3.23m)

White high gloss eye level and base level units with Granite work surfaces, sunken stainless steel sink and matching drainer, integral microwave, dish washer, washing machine, fridge freezer, wine cooler and pull out draws and storage, under oven, 4 ring Ceramic hob and over Neff extractor fan, down lighters, mixer taps, matching splash backs, tiled flooring, breakfast bar, double glazed window and French doors to the front aspect and balcony with fitted blinds.

Terrace One 20'5 x 3'3 (6.23m x 1.00m)

South West facing with outside lights and paved flooring.

Bedroom Two 20' x 11'3 (6.10m x 3.44m)

Two Double glazed Velux windows to the side and front aspect, Surround sound system, Chrome radiator, power points, tv point, laminated wood flooring, a range of handmade fitted wardrobes and draws.

Main Bedroom 14'7 x 12'3 (4.44m x 3.74m)

Double glazed windows and French doors to the front aspect, spot lights, Chrome radiator, laminated wood flooring, power points, tv point, Surround sound system, fitted wardrobes.

En-Suite

Three piece White suite comprising of a low level flush toilet, floating hand wash basin with mixer taps and a double shower cubicle with glass sliding doors, wall mounted mains shower, fully tiled, tiled flooring, extractor fan, heated towel rail, down lighters.

Bedroom Three 11'11" x 10'8" (3.63m x 3.26m)

Double glazed windows and French doors to the front aspect, radiator, laminated wood flooring, power points, tv point, Surround sound system.

Terrace Two 5.40m x 0.98m (17'9" x 3'3")

South West facing with outside lights and paved flooring.

Bedroom Four 11' x 7'7" (3.36m x 2.30m)

Double glazed Skylight, radiator, laminated wood flooring, power points, tv point, Spot lights, radiator.

Bathroom

Three Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, fully tiled walls, tiled flooring, heated towel rail, extractor fan, shaver point, surround sound system, down lighters.

Outside

Off street allocated parking x 1 car, communal gardens, mainly laid to lawn, mature shrub borders, bike shed and bin sheds.

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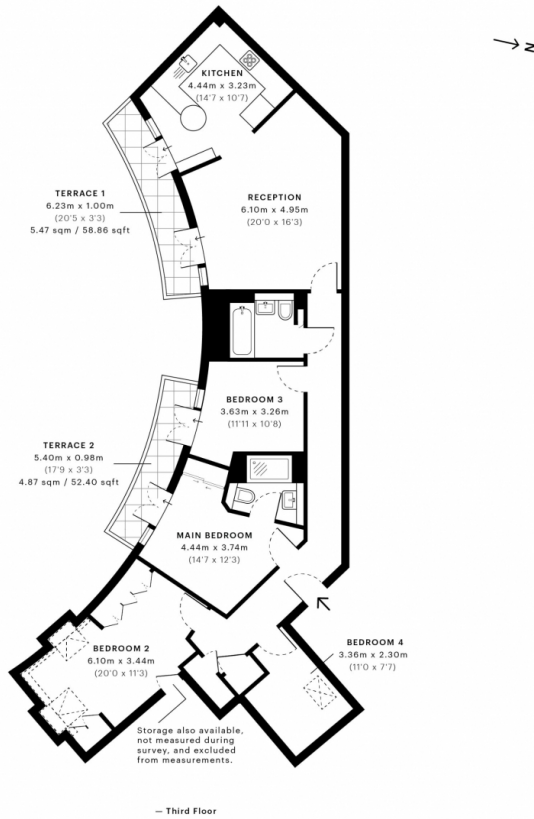
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GROSS INTERNAL AREA (GIA) The footprint of the property 110.46 sqm / 1188.98 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes wardrobe, restricted head height 105.25 sqm / 1132.90 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 10.34 sqm / 111.30 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 1.31 sqm / 14.10 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 120.56 sqm / 1297.70 sqft
 IPMS 3C RESIDENTIAL 116.42 sqm / 1253.13 sqft
 SPEC ID: 6294965027efa0d5c5814cc

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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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