



**Brunswick Park Road, New Southgate, N11**

**Asking Price: £325,000**

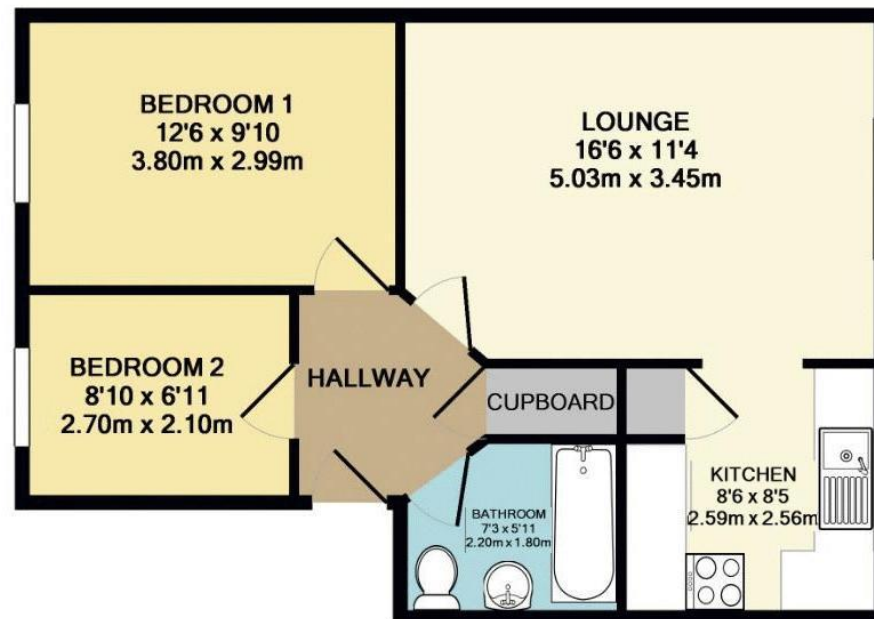
*Leasehold*

# Brunswick Park Road, New Southgate, N11

This CHAIN FREE two bedroom second floor flat, with GARAGE, is offered for sale in immaculate decorative condition throughout and is situated in a popular development just off Brunswick Park Road with buses passing by connecting with Arnos Grove Piccadilly Line Tube Station with highly regarded schools close by including the New St Andrew's secondary school & Brunswick Primary school.

The property benefits from a modern fitted kitchen and bathroom, spacious reception room and two well proportioned bedrooms with storage space.

- CHAIN FREE
- TWO BEDROOMS \* TOP FLOOR FLAT
- MODERN FITTED KITCHEN
- MODERN BATHROOM/W.C.
- LARGE RECEPTION ROOM
- GAS CENTRAL HEATING
- GARAGE EN BLOC
- COMMUNAL GARDENS
- RESIDENTS PARKING
- COUNCIL TAX BAND C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2015



Hunters | Barnet: 020 8441 3377 | [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk) | [www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk) | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk) | [www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk) | 99 Russell Lane, Whetstone, N20 0BA



Hunters | Barnet: 020 8441 3377 | [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk) | [www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk) | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk) | [www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk) | 99 Russell Lane, Whetstone, N20 0BA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hunters

99 Russell Lane  
London  
N20 0BA

T: 0208 368 7138

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk)

### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: WHT220039**

Hunters | Barnet: 020 8441 3377 | [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk) | [www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk) | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk) | [www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk) | 99 Russell Lane, Whetstone, N20 0BA