



Holly Park Road, New Southgate, N11 3HD

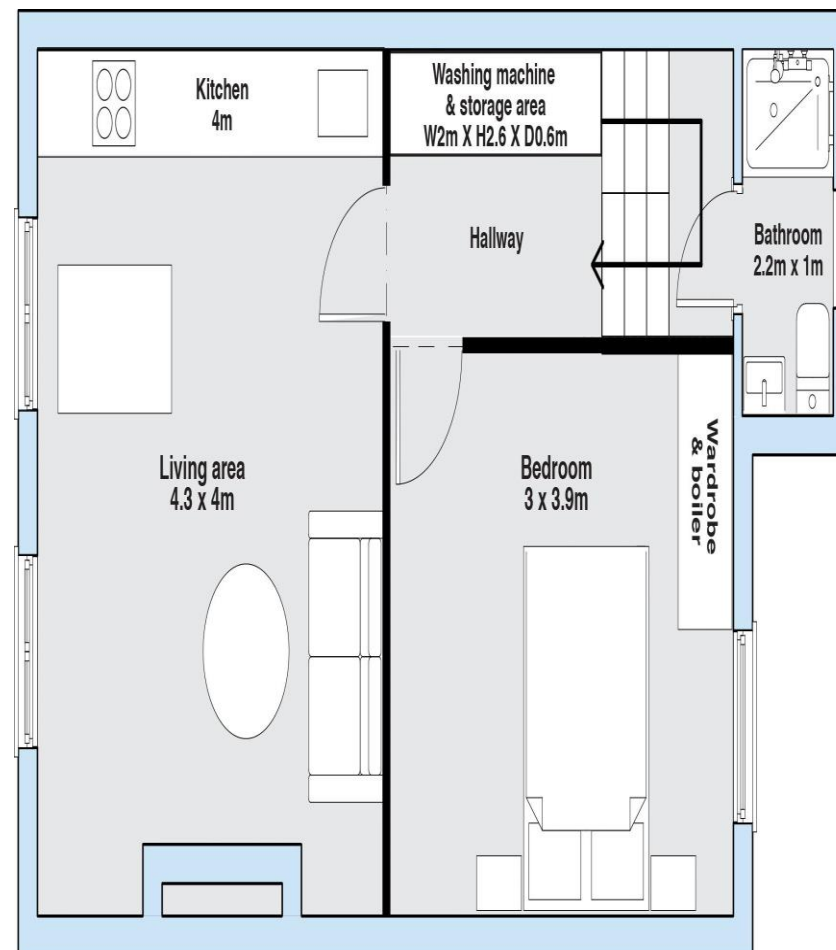
Asking Price: £325,000
Share of Freehold

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Bright and spacious 1st floor (top) one double bedroom Victorian conversion with its own entrance. The flat is situated in a quiet residential turning within walking distance of New Southgate Station with Arnos Grove Tube also within easy reach.

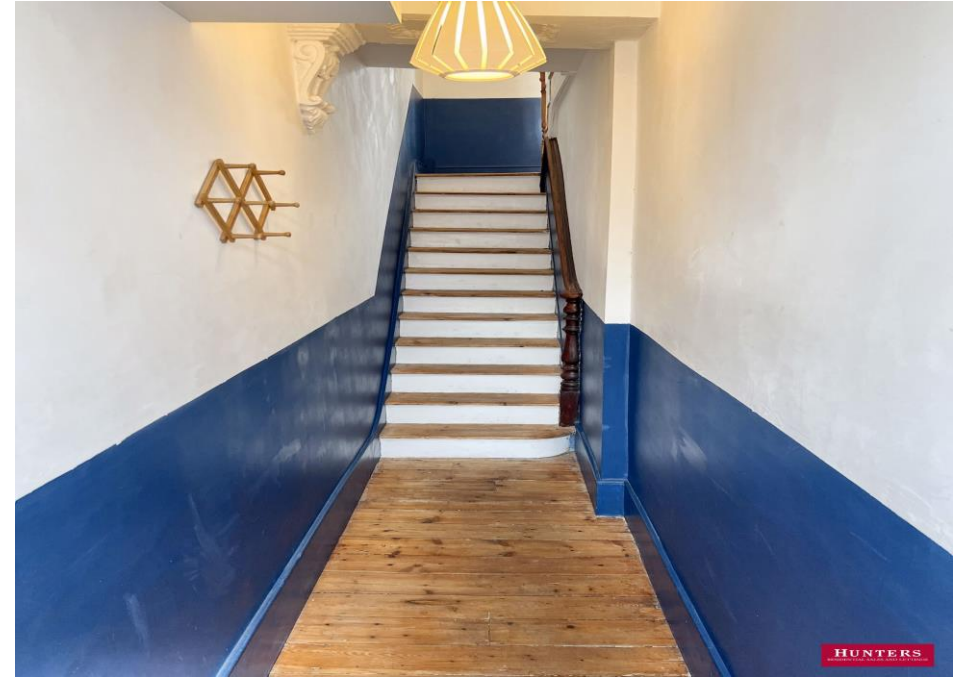
Offered CHAIN FREE and comprising, own entrance, open plan kitchen living room with integrated appliances, dual aspect south facing windows, double bedroom with fitted wardrobes, shower room, access to loft storage and benefiting from gas central heating.

- **CHAIN FREE**
- **ONE DOUBLE BEDROOM 1ST FLOOR CONVERSION**
- **OPEN PLAN RECEPTION & KITCHEN**
- **INTEGRATED APPLIANCES**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **OWN FRONT DOOR AND ENTRANCE HALL**
- **WALKING DISTANCE TO NEW SOUTHGATE STATION**
- **GOOD DECORATIVE CONDITION**
- **SHARE OF FREEHOLD WITH NO SERVICE CHARGE**









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.