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Southview 162 Oakleigh Road South New Southgate N11 1HE

*****AVAILABLE NOW*****

A **very spacious** one bedroom second floor flat with large living room, modern kitchen and bathroom, located to the rear of this modern block with pleasant panoramic views. The property is offered unfurnished and available for viewing. Conveniently situated just over half a mile from either Arnos Grove Piccadilly Line Tube or New Southgate Overground Stations.



- * **LARGE DOUBLE BEDROOM * MODERN BATHROOM/W.C. ***
- * **SPACIOUS LIVING ROOM * MODERN FITTED KITCHEN ***
- * **GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * **PARKING TO REAR (NOT ALLOCATED) * COMMUNAL GARDENS ***
- * **CONVENIENT FOR TUBE AND MAINLINE STATIONS ***
- * **CLOSE TO NEW SOUTHGATE RECREATION GROUND ***

Price: Monthly Rental Of £1,400

REF: 00001169

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

ENTRANCE HALL - double radiator, telephone point, laminate flooring, built in cupboard, utility cupboard plumbed for washing machine with further storage above.

LOUNGE - 16' 8" x 11' 0" (5.08m x 3.35m), double glazed window to rear, double radiator, TV aerial point, laminate floor.



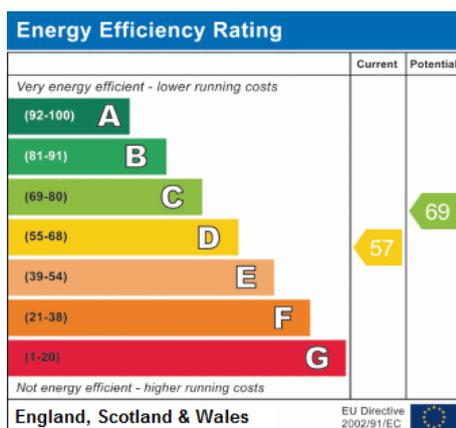
KITCHEN - 10' 3" x 4' 7" (3.12m x 1.40m), double glazed window to side, range of wall and base units with laminate work surfaces incorporating single drainer sink unit with mixer tap, stainless steel gas hob with extractor hood above, integrated electric oven, space for fridge freezer, part tiled walls, laminate floor.

BEDROOM - 17' 4" x 11' 2" (5.28m x 3.40m), two double glazed windows to rear, two radiators.

BATHROOM/W.C. - double glazed window to side, panelled bath with mixer tap, wall mounted hand shower attachment, glass shower screen, pedestal wash hand basin, low flush w.c., radiator, Ideal combination boiler, laminate floor.

COMMUNAL GARDENS

PARKING TO REAR - (not allocated - first come/first served basis)



CHARGES APPLY

Administration charge per tenant of £100.00

One month's rent in advance plus a deposit equal to six weeks rent.

Maximum inventory charges (being 50% share of total charge) inclusive of VAT:

One bed £108

Prices are based on a maximum of two reception rooms and/or two bathrooms. Any additional rooms will be charged at £10 each. An additional £20 is payable should check-in coincide with inventory preparation.

Viewing: By appointment through this Office on 020 8368 7138