



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

On Street parking

Property features

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

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

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

Contact your local branch today for more information on this property:
G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

