



Southgate Road, London, N1 3LY

Offers in excess of: £625,000 Leasehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

807 sq ft of stylishly renovated accommodation, with a very large and rare for central London 550 sq ft (approx.) south-facing, private terrace, perfect for summer dining, entertaining, gardening and exercising. This is Architect-designed throughout and features rare, large 3-meter ceilings, pocket doors and Crittall-style window glazing.

- Leasehold 105 years 6 months
- Roof Terrace
- Service charge £3,750 pa
- Ground rent £250 pa

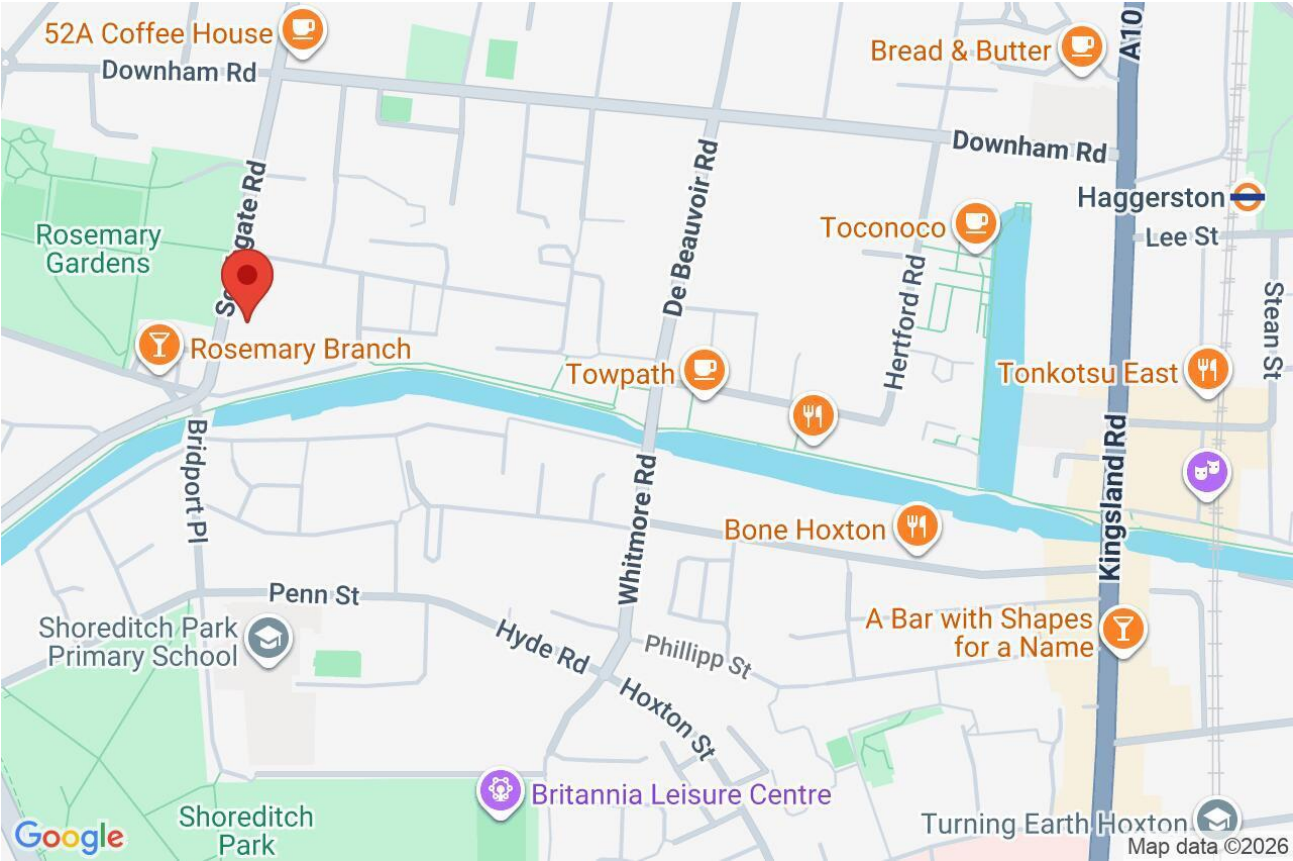


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This contemporary 2 bedroom flat has an open-plan living space with a bespoke quartz kitchen and new Samsung kitchen appliances, a master bedroom with fitted wardrobes, a second double bedroom, and a bathroom with full-size bath. It's recently renovated and a fully painted. In addition, the boiler, plumbing and electrics are all newly upgraded which is a real bonus. This flat is situated on a modern apartment block. It's secure and portered 24 hours with dedicated staff.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		