



## 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**

## Property features

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

On Street parking

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

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

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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