



**Brunswick Avenue, New Southgate, N11 1HR**

**Asking Price: £359,950**  
*Leasehold*



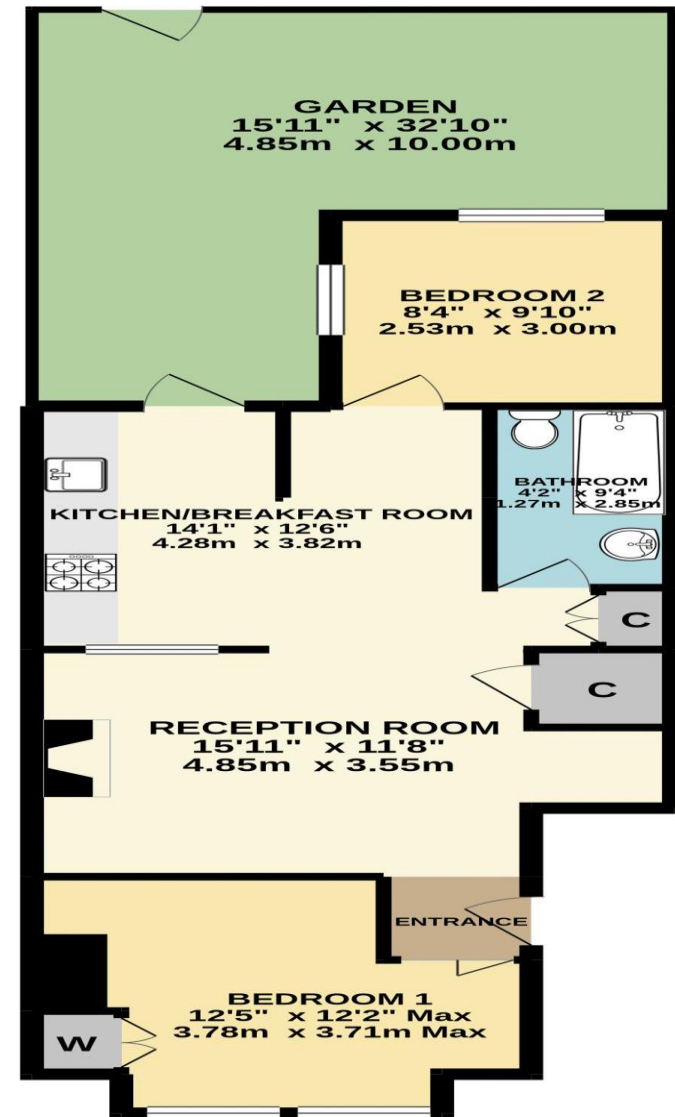
## Brunswick Avenue, New Southgate, N11 1HR

Offered for sale CHAIN FREE this two bedroom ground floor Edwardian conversion with own rear garden, long lease and no service charge.

Accommodation comprises, entrance hall, reception room, kitchen breakfast room, two double bedrooms and direct access to private rear garden. The flat benefits from a long lease and would make a great home or Buy to Let investment.

Located close to New Southgate Mainline Station & Arnos Grove underground with highly regarded schools close by including the New St Andrew's secondary school & Brunswick Primary school.

- **CHAIN FREE GARDEN FLAT**
- **TWO DOUBLE BEDROOMS**
- **EDWARDIAN CONVERSION**
- **MODERN FITTED KITCHEN \* BATHROOM**
- **PRIVATE REAR GARDEN**
- **LONG LEASE \* NO SERVICE CHARGE**
- **GAS CENTRAL HEATING \* DOUBLE GLAZING**
- **CONVENIENT LOCATION FOR TRANSPORT LINKS**



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 70 C    | 72 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## Hunters Whetstone

99 Russell Lane  
Whetstone  
N20 0BA

T: 020 8368 7138

E: [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk)

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

### 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.