

Castles



ASKING PRICE

£400,000 Leasehold
Fontaine Court, High Street
N14

Castles

PROPERTY SUMMARY

We are delighted to present this truly impressive two-bedroom, two-bathroom first-floor apartment, nestled within a charming gated development just off the High Street in Southgate, N14.

This purpose-built residence has been tastefully refurbished to a high standard, offering bright and modern living spaces throughout.

The property benefits from a bespoke contemporary kitchen featuring elegant marble worktops and a full range of integrated appliances, including a wine fridge and dishwasher, creating a stylish and highly functional space ideal for modern living and entertaining. The principal bedroom features an en-suite bathroom, while a well-appointed family bathroom serves the second bedroom. Both bathrooms have been finished to an excellent standard and benefit from the added luxury of underfloor heating. The apartment also boasts two private balconies, perfect for enjoying a morning coffee or evening relaxation.

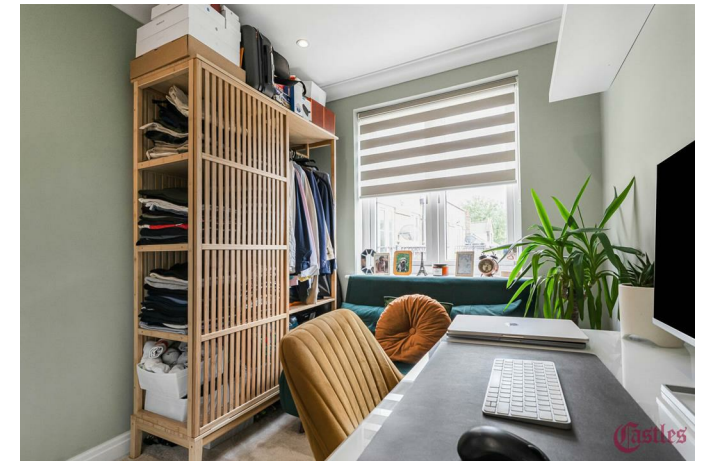
Additional highlights include built-in wardrobes, useful hallway storage, gas central heating, and the convenience of an allocated parking space. Residents of this attractive development can also enjoy well-maintained communal gardens, further enhancing the appeal of the property.

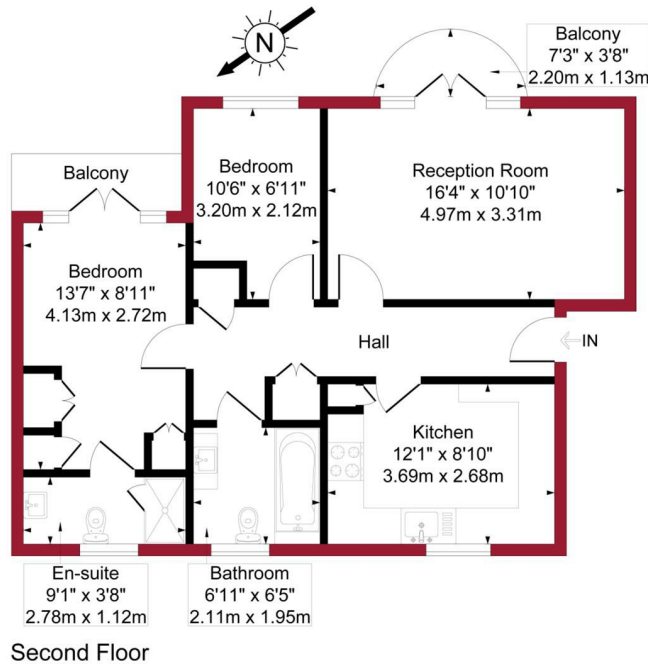
Its prime location ensures easy access to local bus routes and Southgate Underground Station on the Piccadilly Line, making commuting effortless. The vibrant Southgate High Street, with its array of shops, cafés, and restaurants, is also within easy reach. For those who enjoy the outdoors, nearby green spaces such as Broomfield Park and Grovelands Park provide ideal spots for leisure and recreation.

Families will appreciate the proximity to reputable local schools, including Ashmole Primary School, Walker Primary School, St Monica's RC Primary School, Ashmole Academy, and Barnet and Southgate College.

Offered chain free, an early viewing is highly recommended.







Transport:

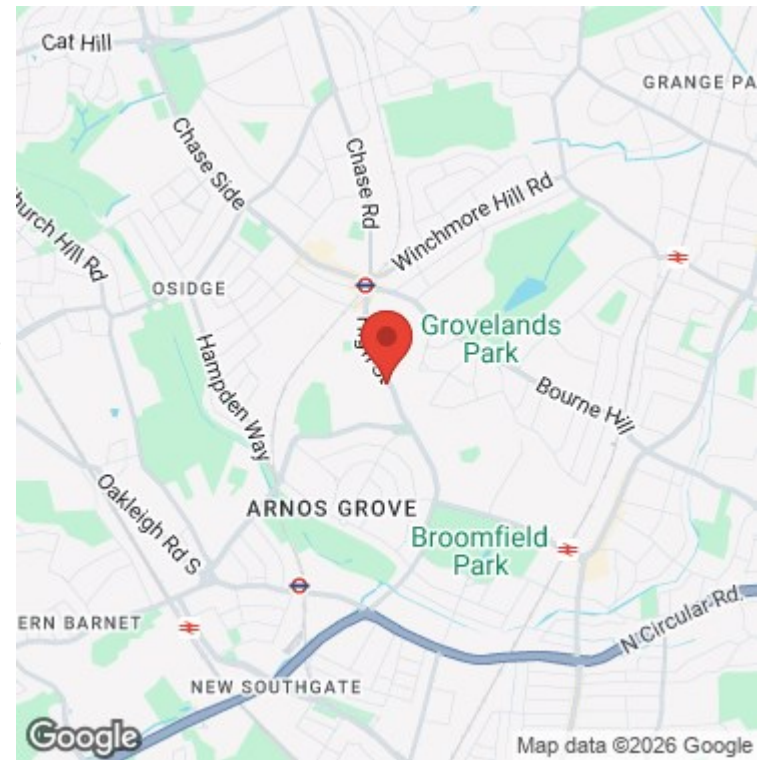
Southgate is exceptionally well connected, making it a highly desirable location for commuters and families alike. London Underground services are available from Southgate Underground Station (Piccadilly Line), providing direct access into Central London, King's Cross, Covent Garden, and Heathrow Airport. The area is also served by a comprehensive network of local bus routes connecting Southgate with Palmers Green, Winchmore Hill, Oakwood, Enfield, and surrounding areas. Convenient road links via the A406 North Circular and M25 further enhance accessibility.

Shopping & Leisure:

Southgate offers an excellent selection of local amenities centred around its charming high street and the popular Southgate Circus. Residents can enjoy a wide variety of independent cafés, restaurants, boutiques, supermarkets, and everyday conveniences. The area is also well known for its abundance of green open spaces, including the highly regarded Grovelands Park, offering picturesque lakes, walking trails, tennis courts, and open recreational areas. Southgate combines a strong community atmosphere with excellent leisure facilities, making it one of North London's most sought-after residential locations.

Directions to office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay and display parking along Green Lanes and nearby.



Apartment
Leasehold

Council: Enfield

Council Tax Band: D

Lease Remaining: 100 Years

Service Charge: £2412.00 per year

Ground Rent: £175.00 per year



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

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