



Aldermans Hill
London
N13 4QD

£1,225,000

bettermove

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London

Bettermove are proud to present this 3 bedroom detached house situated close to Southgate Green and overlooking Broomfield Park. This property requires a round of refurbishment and available with no forward chain. Development plans have been drawn up for nine flats (Subject to Obtaining all Relevant Consents).

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the garage and to the front of the property. The council tax band is G.

The interior of this property requires refurbishment throughout and comprises three reception rooms that can be used as further bedrooms, the fitted kitchen and downstairs WC on the ground floor. The first floor consists of three double bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a popular and sought after residential area in North London, the property is close to a range of amenities, including Broomfield & Arnos Park and many shops, restaurants and pubs being located close by. Excellent transport connections can be found from Arnos Grove Station (Piccadilly), New Southgate Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total Area: 134.5 m² ... 1447 ft² (excluding driveway, garage, garden)
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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