

EPC: B

Bairstoweves

Avenue Road, London,
Asking Price: Offers in The Region of £375,000



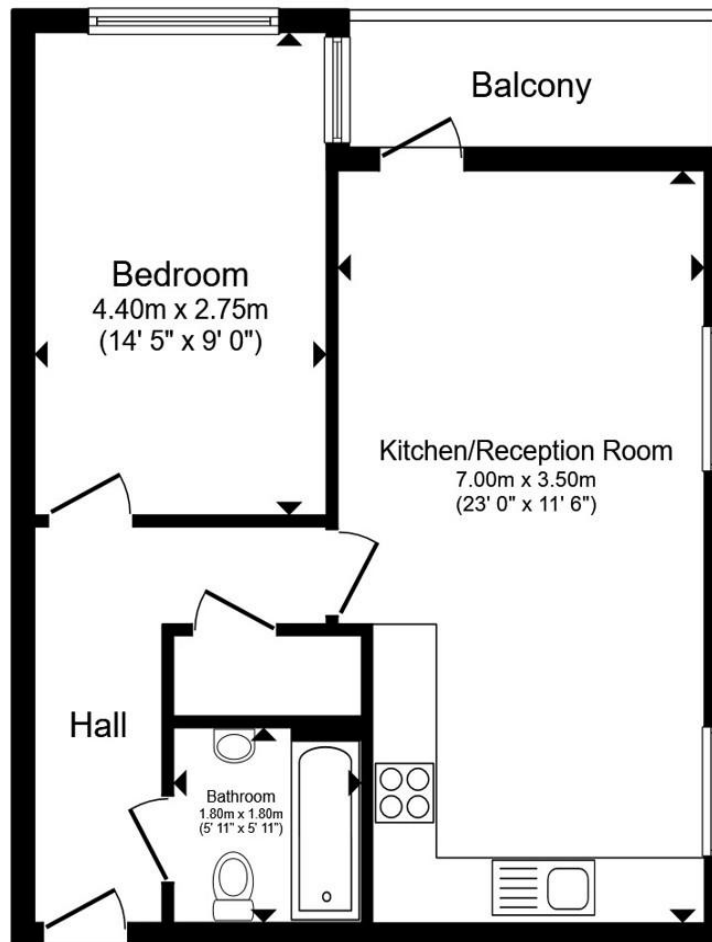
This beautifully presented one bedroom first floor apartment offers bright, contemporary and exceptionally well balanced accommodation within a modern development. The flat is offered in fantastic condition throughout and benefits from phenomenal natural light thanks to its dual aspect floor to ceiling windows. The layout features a superb open plan kitchen/reception room extending to over 23ft, providing generous space for relaxing, dining and entertaining, with direct access to a private balcony. A well proportioned double bedroom sits quietly to the rear, complemented by a stylish modern bathroom and a welcoming hall with useful storage. The overall finish, proportions and contemporary feel make this an ideal home for first time buyers or those seeking a low maintenance pied à terre. With its inviting atmosphere, modern specification and impressive natural light, this is a property that truly rewards an in person viewing.

Milligan House enjoys a highly convenient position just off Avenue Road, moments from a wide range of amenities. Residents benefit from easy access to the cafés, restaurants and everyday conveniences of Southgate, Cockfosters and Oakwood, as well as Hampden Square. Transport links are excellent, with Southgate Underground Station (Piccadilly Line) providing fast and direct connections into Central London, while local bus routes ensure effortless local travel. The area is surrounded by attractive parks and green spaces, including, Trent Park, Oak Hill Park and Grovelands Park, ideal for running, picturesque walks and outdoor leisure. A friendly community atmosphere, strong transport links and a wealth of local amenities make this an outstanding choice for first time buyers and young professionals seeking comfort, convenience and modern living.









Total floor area 47.2 m² (508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **Circa £1,584/annum**

Years Left on Lease: **253**

Ground Rent: **Peppercorn**



Viewing arrangement by appointment: **020 8886 2216**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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