

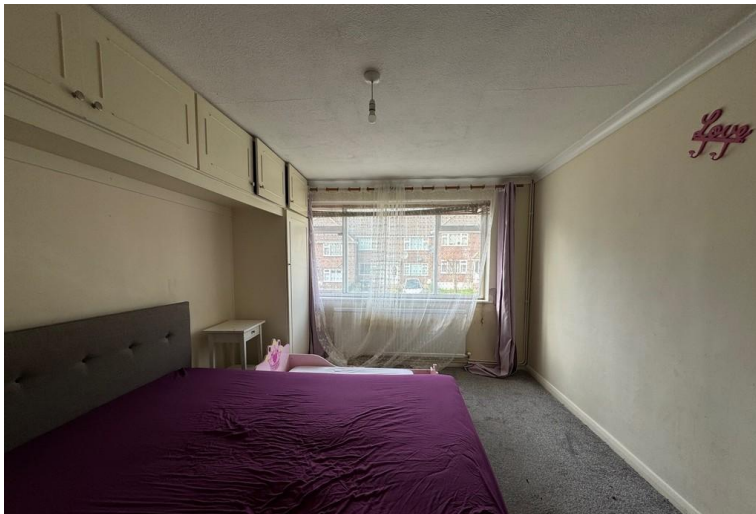
## Brookside, N21 1JT

OFFERS IN EXCESS OF **£350,000** LEASEHOLD

This well-presented first-floor maisonette offers two spacious double bedrooms, a large reception room, a private patio garden, and a garage. With a lease extending over 900 years and no onward chain, this property is an exceptional opportunity for both homeowners and investors. Tucked away in a peaceful cul-de-sac, the property enjoys a prime location within walking distance of both Southgate Underground and Winchmore Hill Railway Stations. It also falls within the catchment area of highly sought-after schools, including Eversley Primary, Grange Park, Highlands, and Merryhills, making it ideal for families. Combining space, convenience, and a fantastic location, this maisonette is a rare find in a desirable neighborhood.

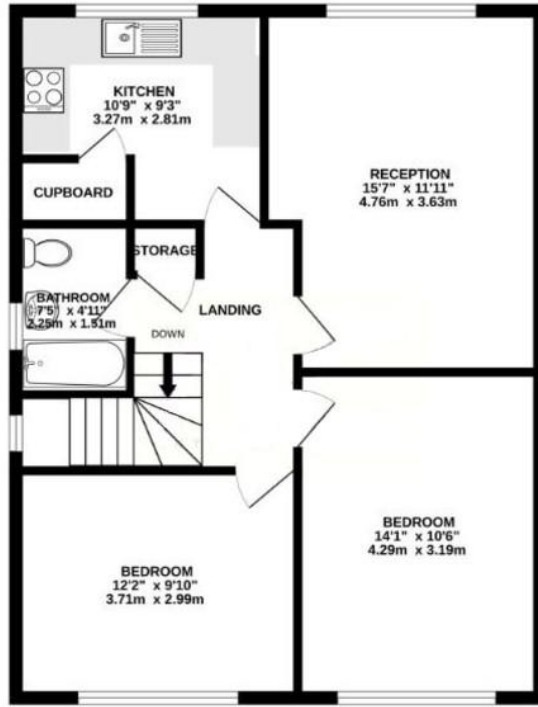
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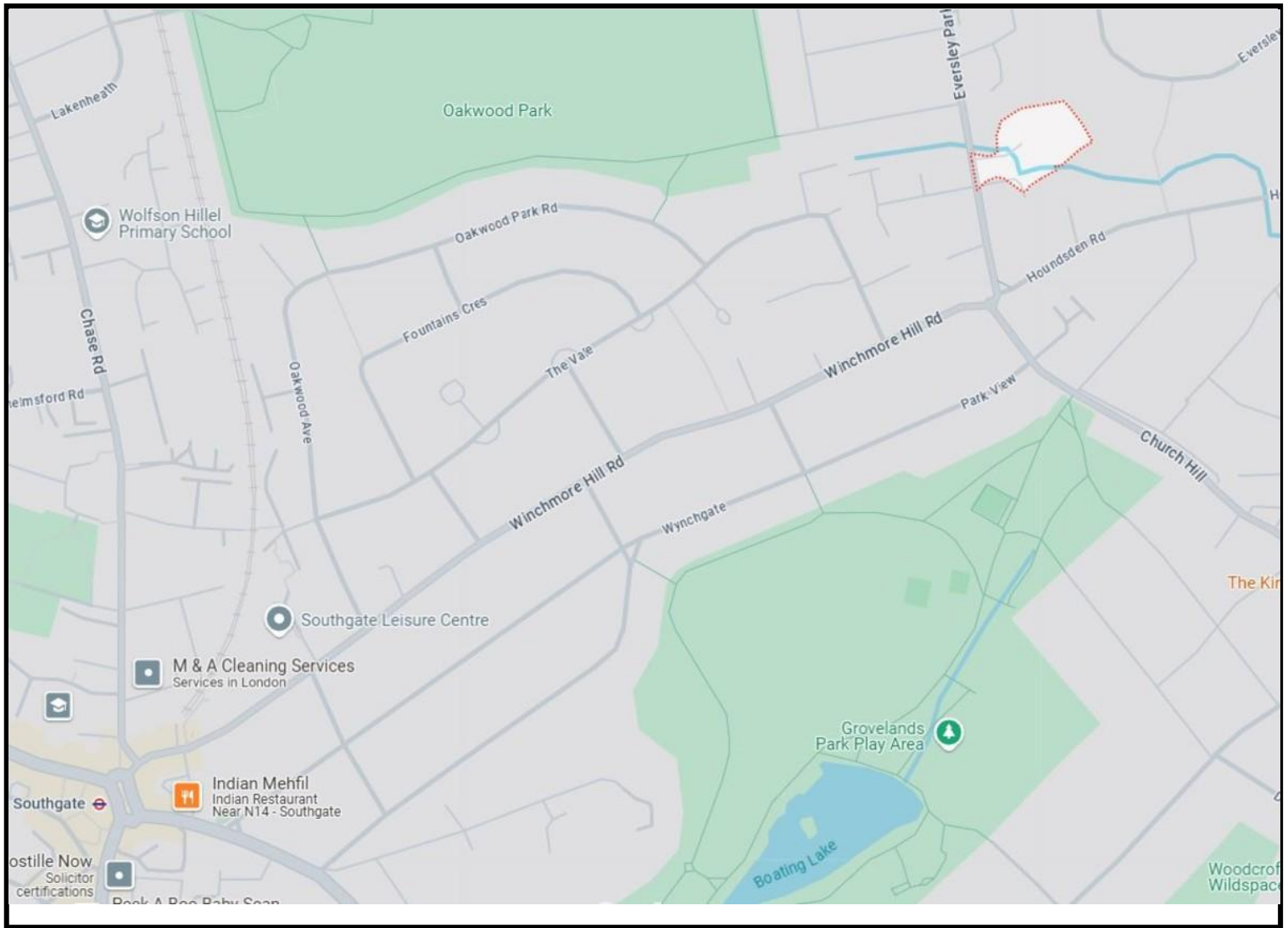


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

FIRST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of square, vertical, cubic and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for all prospective purchasers. 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>		
55-68	<b>D</b>	60 D	68 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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