



## 177c Green Lanes, Southgate, N13 4UR £1,350 Per month



We are delighted to present this well-proportioned one-bedroom flat, situated on the second floor of a residential property on Green Lanes, Southgate, N13.

Offering approximately 431 sq. ft. of well-arranged living accommodation, this property provides a comfortable and practical living environment. The flat features a separate and spacious kitchen, offering ample room for everyday cooking and dining, alongside a separate reception room, providing a dedicated space for relaxing and entertaining. The property also benefits from a double bedroom, making it an ideal home for a single professional or couple.

Double-glazed windows throughout the property contribute to improved insulation and everyday comfort.

Conveniently located on Green Lanes, residents can enjoy easy access to a wide selection of local shops, supermarkets, cafés, restaurants and other essential amenities. The surrounding area offers a vibrant neighbourhood atmosphere, making this an attractive choice for those seeking a comfortable home with everyday conveniences close by.

- Well-presented one-bedroom flat
- Spacious separate kitchen
- Good-sized double bedroom
- Approximately 431 sq. ft. of internal floor space
- Council Tax Band B – London Borough of Enfield
- Second-floor location (no lift access)
- Separate reception room
- Double-glazed windows throughout
- Convenient location close to shops, cafés, restaurants and local amenities
- EPC Rating D (62)

