



19 Popham Court 6a Station Road, New Southgate, N11 1FR

£325,000

Lanes
ESTATE AGENTS

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Lanes are pleased to market Popham Court, a modern and spacious one-bedroom apartment located on the 5th floor of a 2021-built development with lift access to all floors. The property boasts a generous 20ft open-plan lounge and kitchen/diner, featuring floor-to-ceiling windows that flood the space with natural light, creating a bright and airy atmosphere.

The apartment includes a stylish bathroom, a convenient storage cupboard, and a larger-than-average double bedroom complete with a fitted wardrobe. An extra benefit of a private balcony offers additional outdoor space, perfect for relaxing or entertaining.

Ideally located less than a 10-minute walk from New Southgate Station (with direct links to Kings Cross & Moorgate) and close to Arnos Grove Underground Station (Piccadilly Line), this property offers excellent transport connections for commuting and city access.

The property offers double glazing, gas central heating, video entryhome system, 24 hrs CCTV within the development and bike storage. Located within easy reach of popular amenities such as Morrisons, Co-Op Food, Aldi, Starbucks, M&S Food, B&M and Nuffield Health Gym.



Entrance

Open Plan Lounge/Kitchen 19'4" x 13'5" (5.89m x 4.09m)

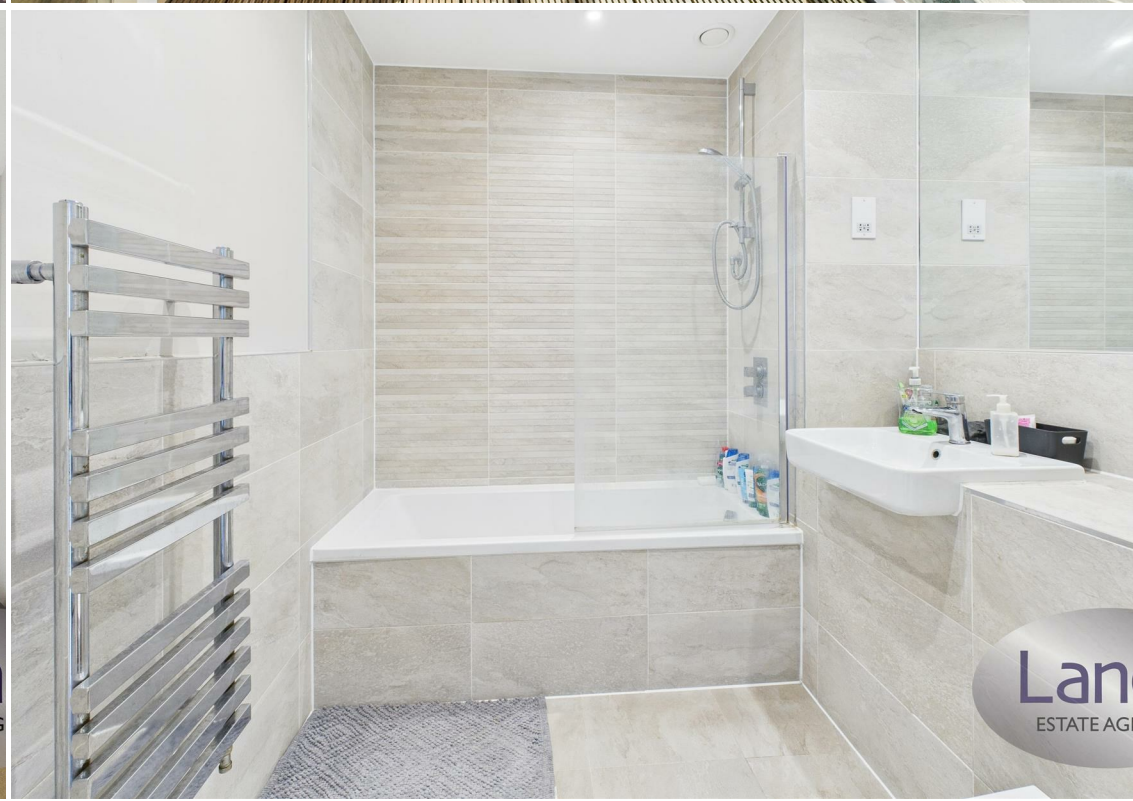
Bedroom 13'5" x 12'0" (4.09m x 3.66m)

Bathroom 7'3" x 6'9" (2.21m x 2.06m)

Balcony 12'0" x 5'10" (3.66m x 1.78m)

Lanes Estate Agents Enfield Reference Number

ET5287/CS/CS/AX/160925





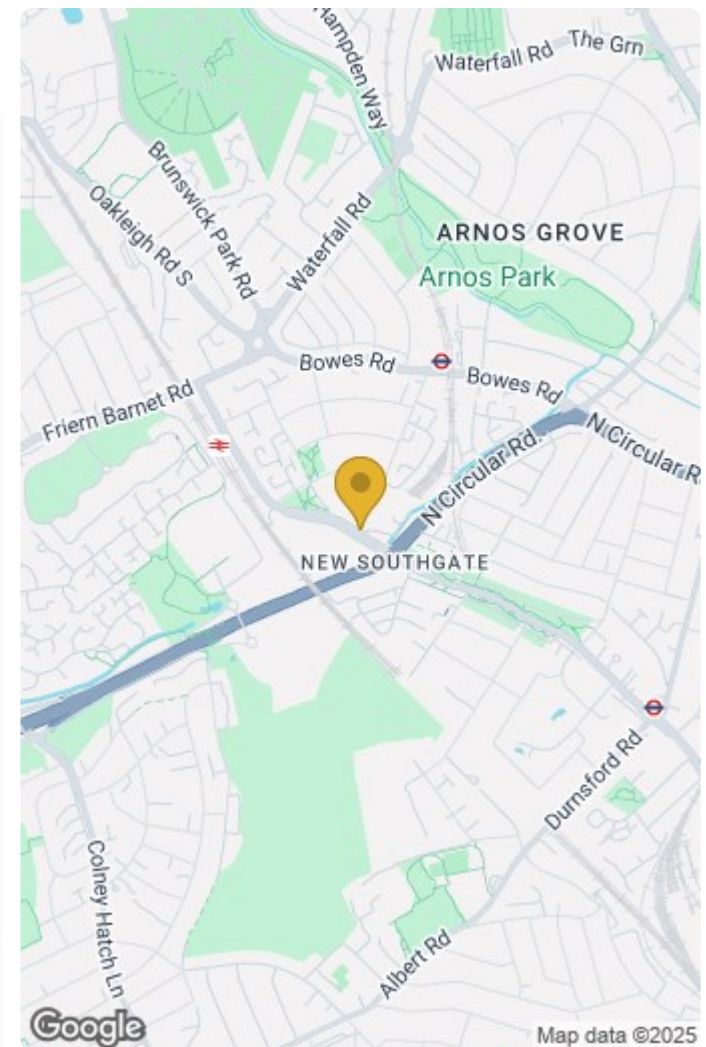


Approximate total area⁽¹⁾
51 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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