



Flat 31, Weavers Court 13A Montmorency Gardens, London, N11 1FG
Offers Over £575,000



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Nestled in the desirable Weavers Court, this splendid top floor apartment at 13A Montmorency Gardens offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, including an ensuite in the main bedroom, this property is ideal for families or professionals seeking ample space and comfort.

The apartment boasts two separate balconies, providing fantastic views that enhance the living experience. The open-plan lounge/kitchen is bright and inviting, making it a perfect space for relaxation or entertaining guests. The family bathroom is stylishly designed, catering to the needs of the household.

Constructed just five years ago, this relatively new build comes with the added peace of mind of five years remaining on the NHBC warranty. The property also includes allocated parking, a valuable feature in this bustling area of London.

For those who value connectivity, the apartment is conveniently located near New Southgate and Arnos Grove Stations, ensuring excellent transport links to the wider city. Additionally, residents will find a local gym, supermarkets, and parks within easy reach, making it an ideal location for both leisure and daily necessities.

This apartment is a rare find, combining modern amenities with a prime location, making it a must-see for anyone looking to settle in London.



Hallway

Open Plan Lounge/Kitchen 19'6" x 19'1" (5.94m x 5.82m)

Balcony 9'2" x 5'5" (2.79m x 1.65m)

Bedroom One 13'8" x 15'9" (4.17m x 4.80m)
Narrowing to 10'6" (L-Shape)

Ensuite 8'1" x 5'6" (2.46m x 1.68m)

Balcony 12'6" x 4'8" (3.81m x 1.42m)

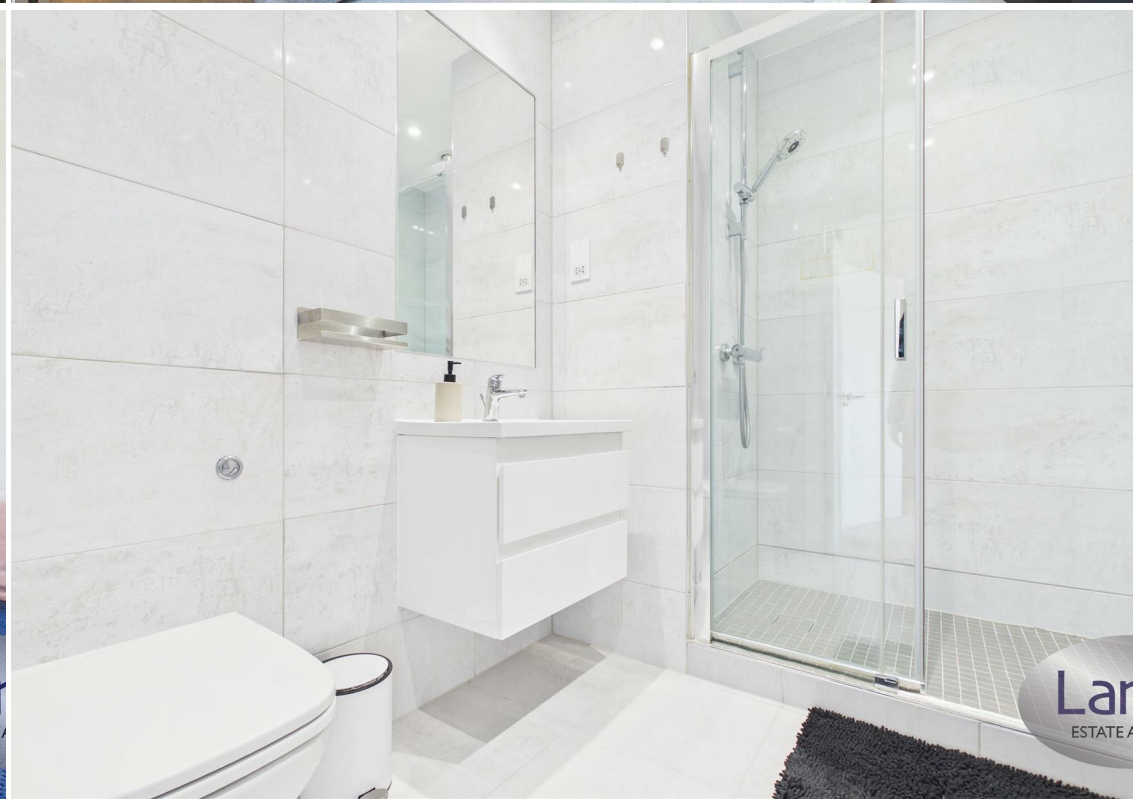
Bedroom Two 12'3" (max) x 11'4" (3.73m (max) x 3.45m)

Bedroom Three 10'3" x 8'9" (3.12m x 2.67m)

Bathroom 8'2" x 6'9" (2.49m x 2.06m)

Lanes Estate Agents Enfield Reference Number

ET5326/AX/AX/AX/210426





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Approximate total area⁽¹⁾

94.1 m²
1012 ft²

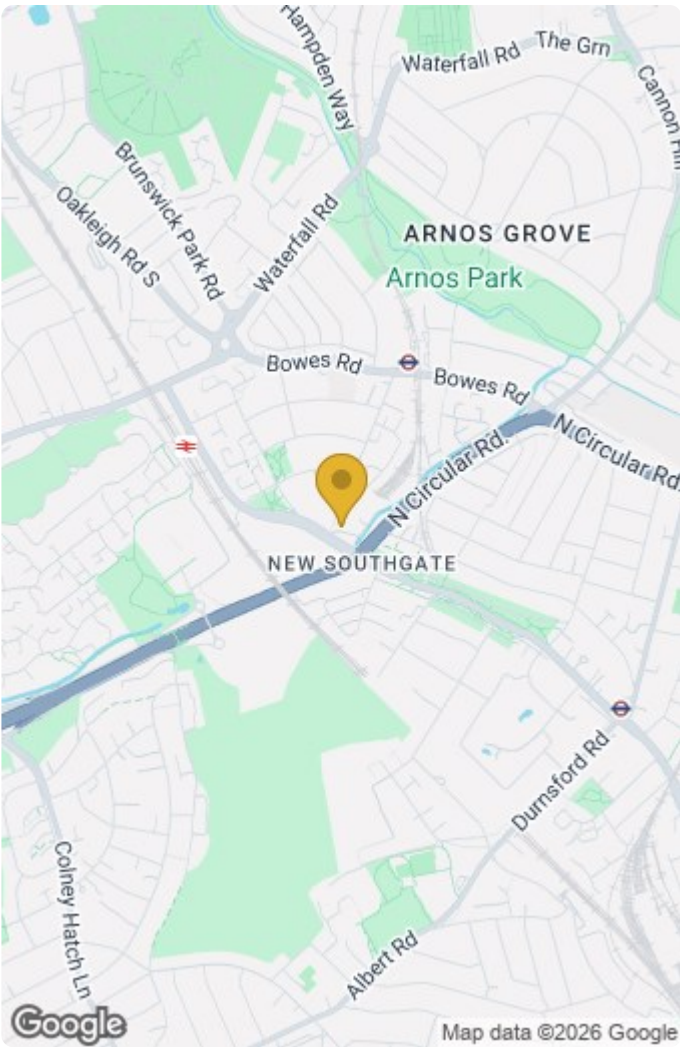
Balconies and terraces

12.4 m²
133 ft²

(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.

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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 (CO ₂) 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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