

Lot 63A

121 Westminster Drive, Southgate, Enfield, N13 4NT



All enquiries Ref: Thomas Mason

- **Freehold three floor five bedroom house**
- **Full vacant possession**

Location:

The property is situated on Westminster Drive in Southgate, within the London Borough of Enfield. Public transport links are provided by Palmers Green Railway Station and Southgate Underground Station (Piccadilly Line), together with a network of local bus services serving the surrounding area. An extensive range of shopping amenities can be found within Southgate and Palmers Green town centres, whilst recreational pursuits include Broomfield Park, Grovelands Park and Trent Country Park. Road links are provided by the A10, A406 North Circular Road and M25 motorway.



Accommodation:

Second floor: Two bedrooms (one with en-suite), shower room/WC

First floor: Three bedrooms, WC

Ground floor: Reception room, kitchen/dining room

Outside: Rear garden

Potential:

The house was previously licenced and utilised as a 6-bedroom HMO, which potential buyers may wish to consider subject to the necessary planning permissions and consents.

EPC rating: C

Council Tax Band: E

To view:

Strictly by arrangement with the auctioneers.