





Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Station Road, New Southgate, N11

Guide Price £400,000

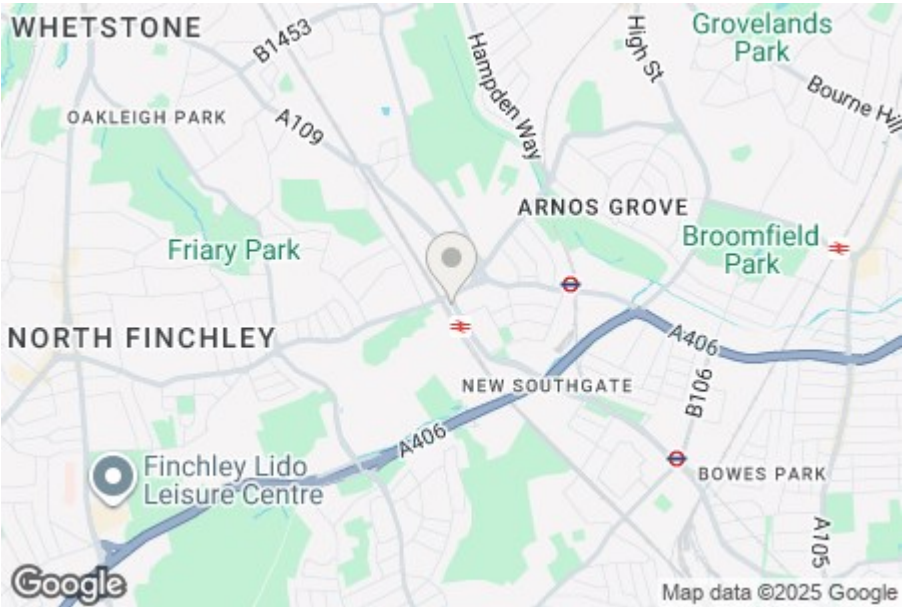
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- Third Floor Apartment
- Private Roof Terrace
- Winter Balcony
- Modern Kitchen
- Chain Free

Other Information

Tenure: Leasehold  
Length of Lease: 120 Years  
Ground Rent: Nil  
Service Charge: £2,328.00 P/a  
Council Tax Band: D

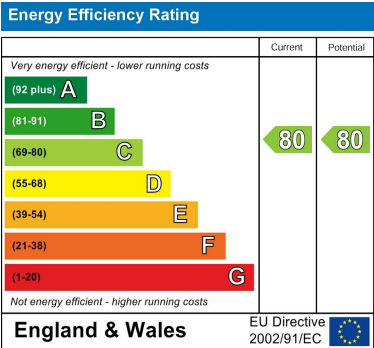


Nearest Stations

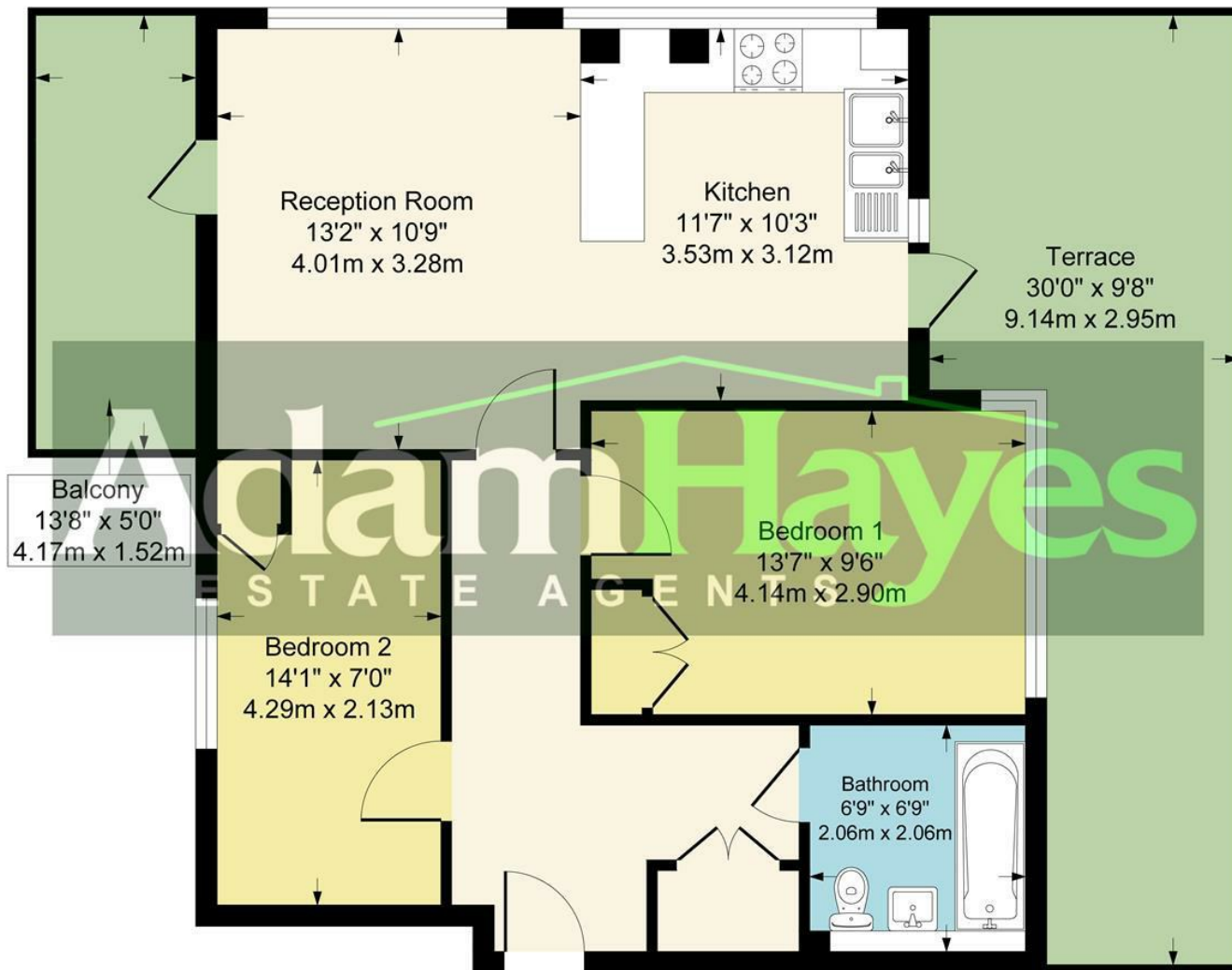
New Southgate Station      0.4 miles  
Arnos Grove Station        0.8 miles  
Bounds Green Station       1.3 miles

Property Description

Conveniently positioned on the third floor of this striking modern development in the heart of New Southgate is this exceptional two bedroom apartment offering over 670 sq. ft. of stylish and well-designed living space. Flooded with natural light throughout, the property boasts dual-aspect balconies and a spacious kitchen with direct access to a stunning roof terrace, perfect for entertaining or simply enjoying panoramic skyline views, including Alexandra Palace and Princess Park Manor. The apartment features two generously sized double bedrooms and a contemporary bathroom, all finished to a high standard. Further benefits include lift access to all floors, secure entry, and beautifully maintained communal areas, enhancing the sense of modern urban living. Montmorency House is ideally located just moments from New Southgate Station (with direct links to Moorgate in under 25 minutes) and within easy reach of Arnos Grove Underground Station (Piccadilly Line), providing excellent transport connections to King’s Cross and the West End. With convenient access to the A406 and A10, this impressive home is perfect for professionals, couples, or investors alike. An internal viewing is highly recommended via vendors’ sole agents, Adam Hayes Estate Agents



Approximate Gross Internal Area  
674 sq ft - 62.6 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific 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.