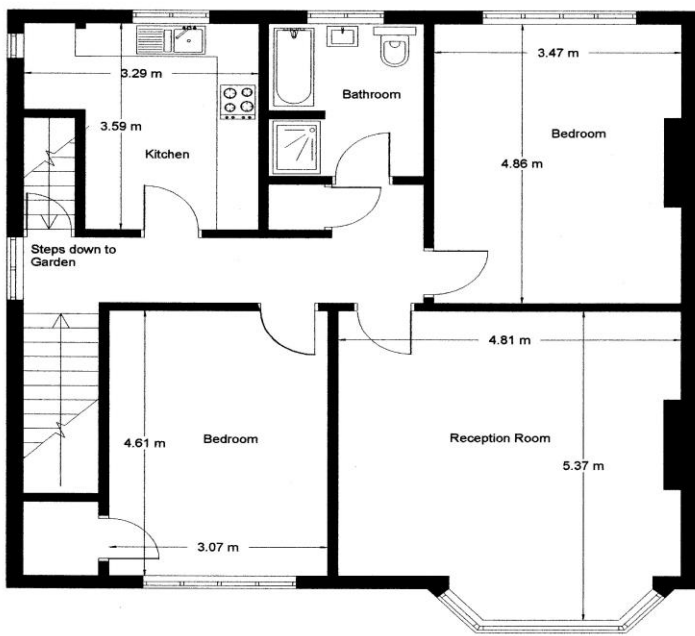




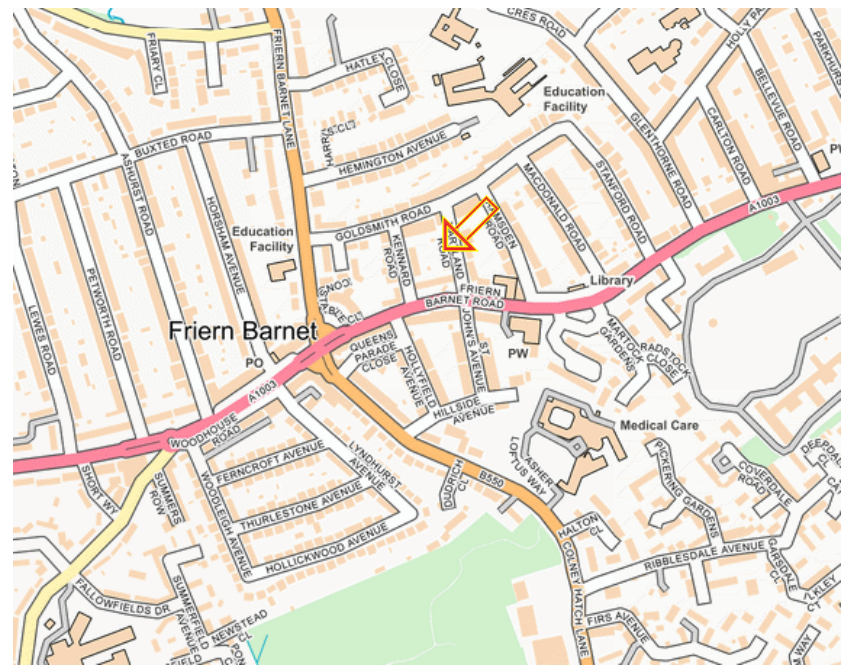
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Floor Area 90.5 sq.m



THIS PLAN IS FOR GUIDANCE ONLY  
WINDOWS, DOOR OPENINGS AND MEASUREMENTS ARE APPROXIMATE.  
WHILST EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THE PLAN  
PLEASE CHECK ALL DIMENSIONS BEFORE MAKING ANY DECISION RELYING ON THEM.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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# 1 Hartland Road

London N11 3JJ

£429,995 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this sought after location within easy access of both New Southgate mainline and Arnos Grove underground stations as well as local shopping facilities Hamilton Chase are delighted to offer for sale this spacious first floor purpose built maisonette offering 970 sq ft of living space with its own 54 ft rear garden and off street parking space. Features include two double bedrooms, 17 ft lounge, fitted kitchen, bathroom, gas central heating, direct access to rear garden, viewing highly recommended.

## ACCOMMODATION

### DOUBLE GLAZED FRONT DOOR

### LOBBY AREA

Laminated wood flooring, staircase leading to Hallway.

### HALLWAY

Double glazed stained glass window to side aspect, original parquet flooring, radiator, coving to ceiling, power points, built in cupboard housing hot water cylinder, access to loft space, internal door with staircase leading down to another door with direct access to rear garden.

### LOUNGE/DINER 17' 6" x 15' 7" (5.33m x 4.75m)

Original angled bay window to front aspect, wood flooring, power points, coving to ceiling, radiator, tv and telephone point, original fireplace.

### KITCHEN 11' 7" x 10' 7" (3.53m x 3.22m)

Range of fitted wall and base units with rolled top worksurfaces, built in four ring gas hob with extractor hood above, built in electric oven, power points, wall mounted gas central heating boiler, one and half bowl sink/drainers with cupboard underneath, plumbing for washing machine, radiator, splash back tiling to walls, laminated wood flooring, recess area, double glazed windows to side and rear aspect.

### BATHROOM 9' 3" x 7' 0" (2.82m x 2.13m)

Enclosed paneled bath with shower attachment, wash/hand basin, low level wc, tiled flooring, radiator, part tiled walls, shower cubicle with shower curtain, double glazed window to rear aspect.

### BEDROOM 1 15' 3" x 11' 3" (4.64m x 3.43m)

Double glazed window to rear aspect, original wood parquet flooring, power points, tv and telephone point, coving to ceiling, radiator.

### BEDROOM 2 15' 1" x 10' 1" (4.59m x 3.07m)

Original window to front aspect, power points, tv and telephone point, coving to ceiling, radiator, walk-storage cupboard.

### REAR GARDEN 54' 0" x 18' 0" (16.45m x 5.48m)

Mainly laid to lawn, pedestrian side access, garden shed.

### FRONT GARDEN 20' 0" x 8' 4" (6.09m x 2.54m)

Proving off street parking for a small car.

