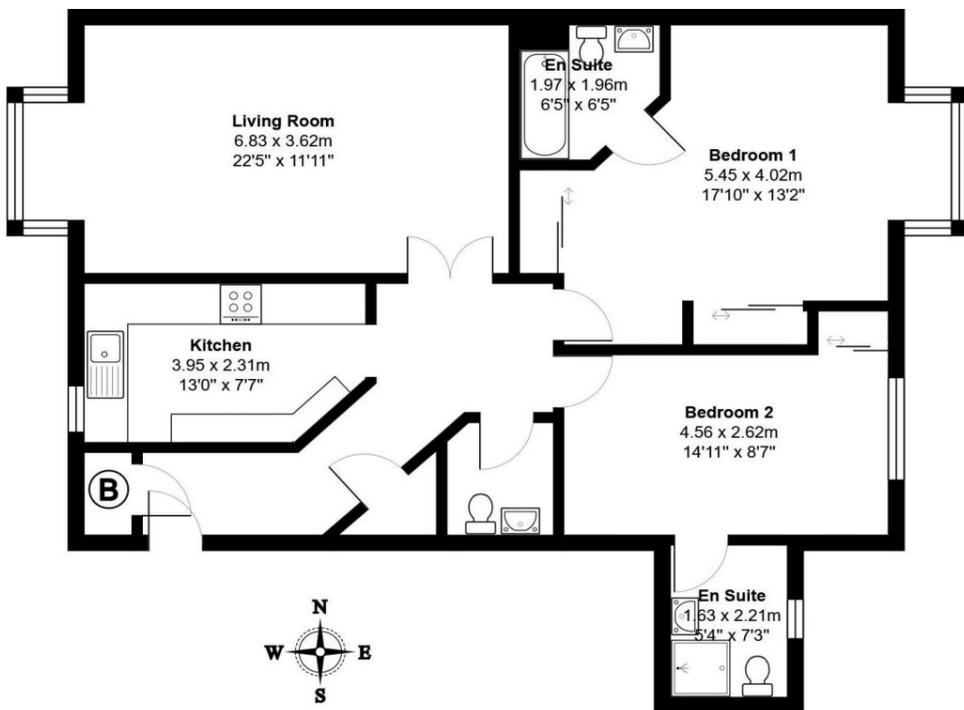




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**Second Floor**  
Area: 91.1 m<sup>2</sup> ... 981 ft<sup>2</sup>

Total Area: 91.1 m<sup>2</sup> ... 981 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

# 9 Odette Court 1059 High Road

Whetstone N20 0QB

£475,000

Share of Freehold

## PROPERTY SUMMARY

Forming part of this sought after development set back from the High Road and within easy access to Totteridge and Whetstone Northern Line Underground Station, Swan Lane Open Space as well as Whetstone High Street with its local shops and restaurants. Hamilton Chase are delighted to offer for sale this top floor apartment needing some modernisation offering 980 sq ft of living space. The property is being offered chain-free and has the following features, two double bedrooms, two en-suite bathrooms, 22 ft living room, fitted kitchen, double glazed windows, cloakroom, gas central heating, loft space, gated allocated residents parking, beautifully maintained communal garden, share of freehold, chain-free, an internal viewing is most highly recommended.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Well maintained communal entrance with a communal staircase and lift to all floors, entry phone system.

### FRONT DOOR

### HALLWAY

Fitted carpet, power points, wall mounted entry phone, coving to ceiling, telephone point, radiator, two built in storage cupboards one housing electric fuse box and gas central heating hot water cylinder and storage space, access to insulated and boarded loft space via a pull-down loft ladder.

### CLOAKROOM

Low level wc, wash/hand basin, part tiled walls, lino flooring, extractor fan, radiator.

### LIVING ROOM 22' 5" x 11' 11" (6.83m x 3.63m)

Double glazed square bay window to rear aspect overlooking the communal gardens, fitted carpet, power points, coving to ceiling, tv and telephone point, two double radiators.

### KITCHEN 13' 0" x 7' 7" (3.96m x 2.31m)

Range of fitted wall and base units with rolled top worksurfaces, inset one and half bowl sink/drainer with cupboards underneath, splash back tiling to walls, power points, built in four ring gas hob with extractor hood above, built in electric oven and grill, plumbing for washing machine and dishwasher, wood flooring, double glazed window to rear aspect.



### BEDROOM 1 17' 10" x 13' 2" (5.43m x 4.01m)

Double glazed square bay window to front aspect, fitted carpet, power points, tv and telephone point, double radiator, two double built in wardrobes with sliding doors, coving to ceiling.

### EN-SUITE BATHROOM 6' 5" x 6' 5" (1.95m x 1.95m)

Enclosed panelled bath with shower attachment, folding shower door, low level wc, tiled walls, radiator, wash/hand basin, extractor fan, fitted carpet.

### BEDROOM 2 14' 11" x 8' 7" (4.54m x 2.61m)

Double glazed window to front aspect, radiator, fitted carpet, built in double wardrobe with sliding doors, power points, coving to ceiling.

### EN-SUITE SHOWER ROOM 7' 3" x 5' 4" (2.21m x 1.62m)

Shower cubicle with sliding doors, low level wc, wash/hand basin, fitted carpet, half tiled walls, radiator, extractor fan, double glazed window to front aspect.

### COMMUNAL GARDEN

Beautifully maintained communal garden, lawn area seating, flower and shrub borders.

### PARKING

Residents gated parking, there are two further visitors parking spaces.



