



HARPER CLOSE, OAKWOOD, N14

AN IDEAL OPPORTUNITY TO RENT THIS LARGER THAN AVERAGE 2 DOUBLE BEDROOM & 2 BATHROOM TOP FLOOR APARTMENT IN A MODERN BLOCK WITH BALCONIES & PANORAMIC VIEWS TO FRONT FROM BOTH BEDROOMS, LOUNGE/DINER & FROM THE FITTED KITCHEN. There is a 30' Entrance Hall with Ample Storage Cupboards, Access to All Rooms and Hatch to a Very Useful Loft.

Situated Behind Wrought Iron Gates for Added Security & Benefiting for Ample Off Street Parking & Communal Gardens, Communal Entrance Hall with Lift & Stairs to Top Floor.

Situated only 2-3 Minutes' Walk from Oakwood Tube Station (Picc. Line) with Buses also Close By, Local Shops, Trent Park Golf Course & Other Local Amenities Nearby, together with Good Schools.

Offered Part-furnished/negotiable and available Mid-June.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN LARGE ENTRANCE HALL * SPACIOUS RECEPTION ROOM WITH DOUBLE GLAZED FRENCH DOORS TO A BALCONY WITH VIEWS * FITTED KITCHEN * 2 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE * MAIN BEDROOM WITH DOUBL GLAZED FRENCH DOORS TO MOCK BALCONY WITH VIEWS. GENERAL & SECURE OFF STREET PARKING. SPACES * COMMUNAL GARDENS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LIFT, ENTRY PHONE, VIEWS, LOFT SPACE *

OFFERED PART-FURNISHED AND AVAILABLE MID JUNE.

PRICE: £2,100 PCM PCM

**ENTRANCE HALL: PIC. 1 30'2 x 5'9 widening to 9'4 (9.19m x 1.75m widening to 2.84m)
Very Large Hallway with Fitted Storage Cupboards, Access to Loft, Dado Rails, Panelled Front Door with Peep Hole
and Added Security, Cornicing. Double Radiator. Access to All Rooms.**



ENTRANCE HALL: PIC. 2 30ft long (9.14mft long)



SPACIOUS RECEPTION ROOM: 19'8 x 13'1 (5.99m x 3.99m)
Spacious Room with Double Glazed French Doors to Balcony, Double Glazed Windows, Cornicing, 2 Double Radiators, Wall Light Points. Pair of Glazed Doors to Hallway.



BALCONY & VIEWS FROM RECEPTION ROOM:
Attractive Views Towards Enfield from Balcony, Accessed via Double Glazed French Doors.



WELL FITTED KITCHEN: 10'4 x 9'10 (3.15m x 3.00m)

White Floor & Wall Units, 1.5 Bowl Inset Stainless Steel Sink Unit with Mixer Taps, Bosch Gas Hob with Extractor Over, Bosch Eye Level Oven & Built in Microwave, Integrated Zanussi Dishwasher, Integrated Washer Dryer, Integrated Fridge/Freezer, Ceramic Flooring, Half Tiled Walls.



MAIN BEDROOM: 13'7 x 13'1 (4.14m x 3.99m)

Double Glazed French Doors to Mock Balcony, Double Glazed Windows. Views. Fitted Wardrobes with Dressing Table Recess, 2 x Further Fitted Cupboards, Cornicing, Double Radiator. Door to:



EN SUITE SHOWER ROOM:

Walk in Shower with Glazed Door, Built in Wash Hand Basin with Mixer Taps, Low Flush WC., Radiator. Fully Tiled to Shower Area, Otherwise Half Tiled. Ceramic Flooring.



BEDROOM 2: 12'4 x 10'4 (3.76m x 3.15m)

Double Glazed Window with Views, Double Radiator, Cornicing.



MAIN BATHROOM: 10'4 x 6'2 (3.15m x 1.88m)

Panelled Bath with Mixer Taps & Shower Attachment, Glass Screen, Wash Hand Basin with Mixer Taps, Low Flush WC. Fully Tiled to Bath Area, Otherwise Half Tiled, Ceramic Flooring, Double Glazed Window, Double Radiator.



SECURITY GATES:

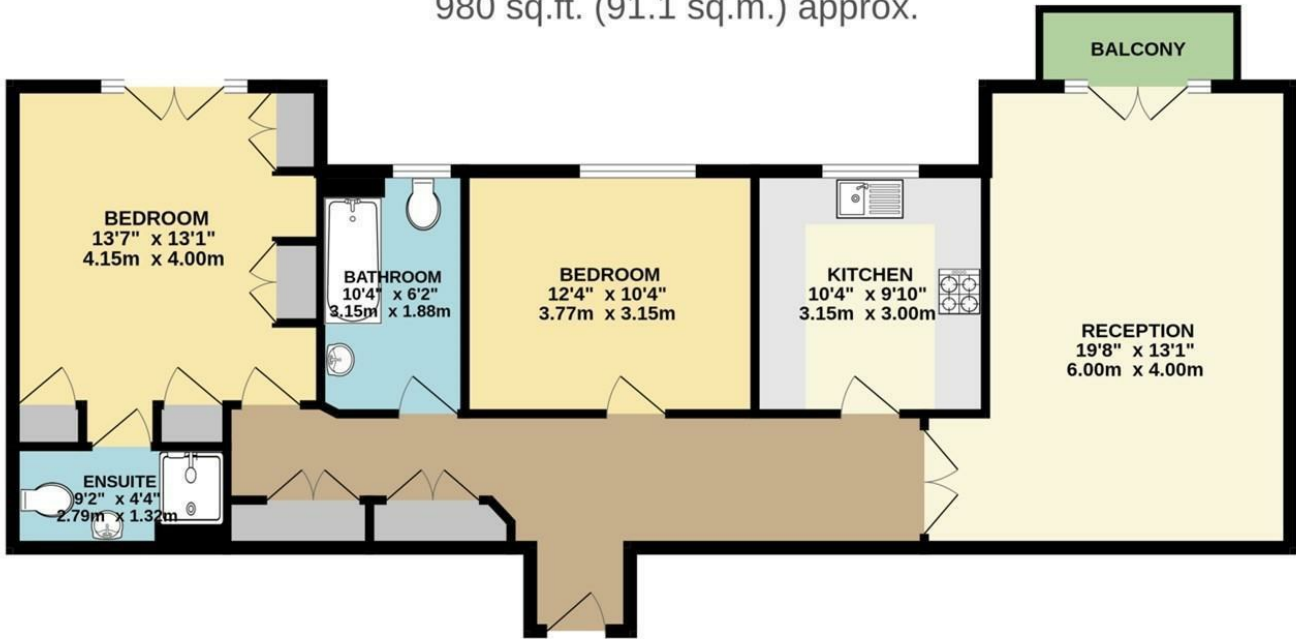
Pair of Wrought Iron Security Gates Operated by a Personal Remote Control.



**SECURE OFF STREET PARKING & ACCESS TO BLOCK:
All Paved with Ample Parking Spaces.**



TOP FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		78	79
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	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.