



## Holyoake Walk, London. N2

£1,165,000

Leasehold

A lovely three-double bedroom semi-detached family home situated at the far end of a quiet cul-de-sac off Ossulton Way, measuring internally approximately 1207 sq. ft (111.8 sq. m) excluding the loft and 1767 sq. ft (170.8 sq. m) inclusive of the unconverted loft and restricted head height therein. The property comprises: a large kitchen breakfast room with kitchen door leading directly onto the shared driveway, beautiful light double reception and guest cloakroom to the ground level, hallway from which stairs lead to semi landing with balcony overlooking the front garden and further WC. Stairs lead to first floor level comprising: three double bedrooms and family bathroom with separate shower, pull down loft ladder access to roof space (currently storage only) measuring some 560 sq. ft (52.03 sq. m including restricted height), private rear garden with lawn and terrace and private garage measuring approximately 114 sq. ft (10.6 sq. m). Location - 0.9 miles to East Finchley. Within the catchment for Brooklands School.

EPC rating Band - D. London Borough of Barnet - Council tax Band - G (April 23- March 24 demand £3,060.27 p/a). Leasehold - Hampstead Garden Suburb Trust. Lease- 998 years from September 1909 (884 years unexpired) Service charges and ground rent – NIL. Broadband- Ofcom details standard, super and ultrafast coverage via Openreach and Community Fibre. Satellite dish present – Canal. Mobile coverage- Ofcom details 5G coverage predicted for outdoors from EE O2 and Vodafone. Utilities – mains providers for electric gas water sewerage. Parking- garage small) shared driveway and street parking. Accessibility- ground floor full access and half bath. Stairs to bedrooms and bathroom with separate shower. Garden has steps to lawn and terrace.





Well-appointed three double bedroom family home

Unconverted loft area measuring approx 560 sq ft including restricted height.

Long lease 998 years from 1909 (884 remaining)

Beautiful garden and private garage

**Total approximate floor area:**

1207 sq. ft (111.8 sq. m) excluding loft (unconverted)  
1767 sq. ft (170.8 sq. m) including loft and restricted.  
Garage 114 sq. ft (10.6 sq. m)

Kitchen: 11'10 x 8'4 (3.6m x 2.5m)

Double reception: 26'11 x 13' (8.2m x 4.0m)

Breakfast area: 11'5 x 5'1 (3.5m x 1.5m)

Bedroom 1: 13'4 x 11'9 (4.1m x 3.6m)

Bedroom 2: 14'8 x 10' (4.5m x 3.0m)

Bedroom 3: 11'10 x 8'4 (3.6m x 2.5m)

Loft area/ storage: 26'3 x 21'4 (8.0m x 6.5m)

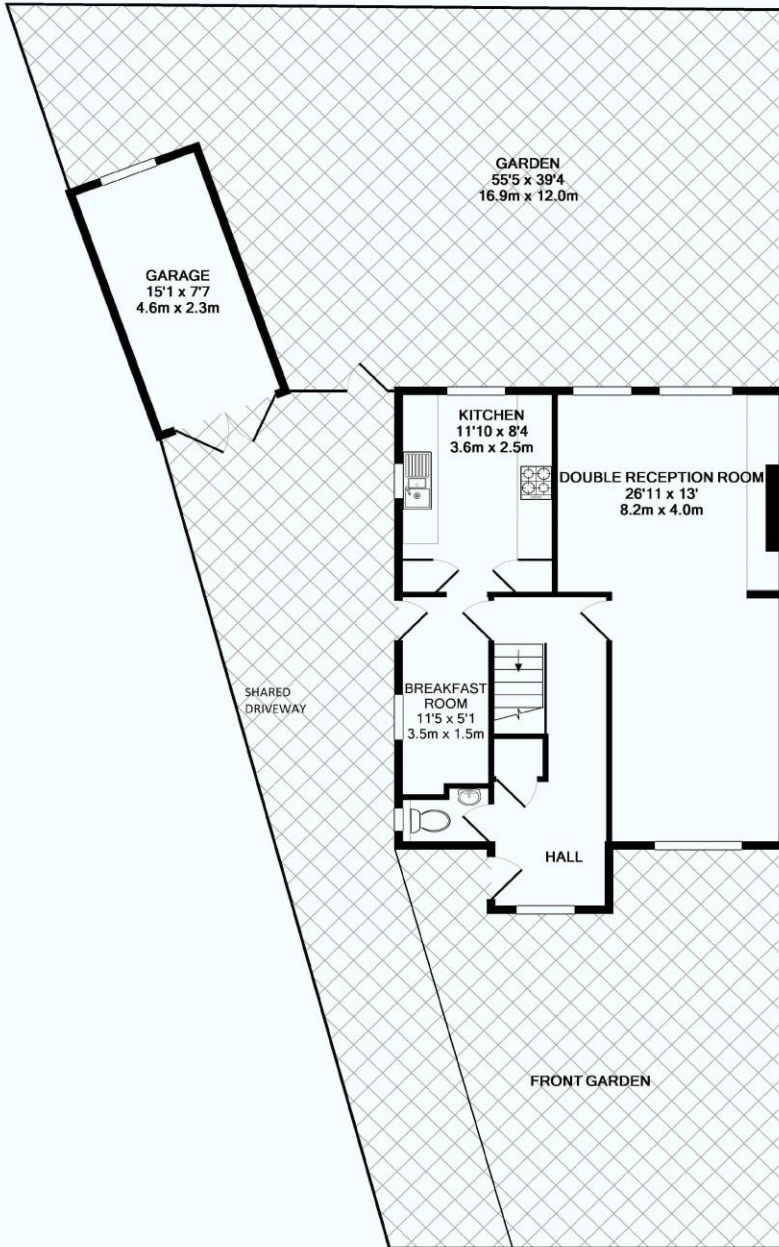
Rear garden: 55'5 x 39'4 (16.9m x 12.0m)



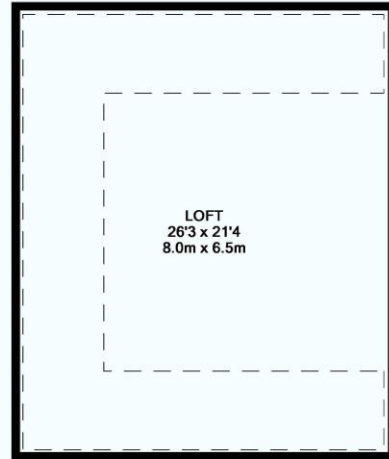


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

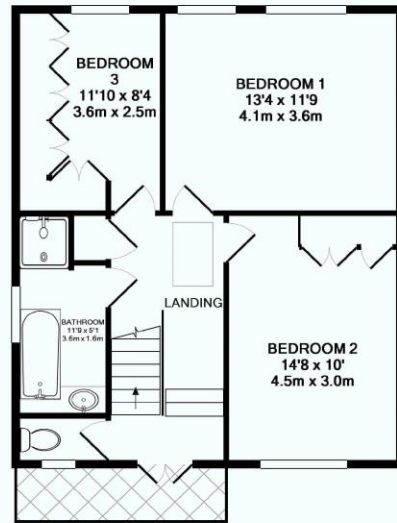




GROUND FLOOR



LOFT



1ST FLOOR

HOLYOAKE WALK, N2  
TOTAL APPROX. FLOOR AREA 1207 SQ.FT. (111.8 SQ.M.) EXCLUDING LOFT  
TOTAL APPROX. FLOOR AREA 1767 SQ.FT. (170.8 SQ.M.) INCLUDING LOFT (INCLUDES RESTRICTED HEIGHT)  
GARAGE TOTAL APPROX. FLOOR AREA 114 SQ.FT. (10.6 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only



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