



## Oakfield Gardens

, London, N18 1PP

**Offers in the region of £550,000**



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Welcome to Oakfield Gardens, a charming semi-detached house located in the heart of London N18. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The property features a well-appointed bathroom, ensuring convenience and comfort for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, this bathroom is sure to meet all your needs.

Situated in a sought-after area, Oakfield Gardens offers the perfect blend of tranquillity and urban convenience. Enjoy the peaceful surroundings of this lovely neighbourhood while still being within easy reach of local amenities, schools, and transport links.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property.



## Area Map



## Floor Plans

Approximately Gross Internal Area = 126.1 m sq

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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