

FREEHOLD



House

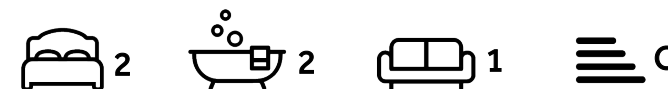
# Hutton Grove London N12 8DZ

Asking price  
**£550,000**

Council Tax Band: New Build

## FEATURES

- 2 Bedroom
- Architecturally designed
- Sash windows
- 3 bathrooms
- 10 year new build warranty (Global)
- Open plan kitchen/reception
- Luxury link-detached house
- German shaker kitchen
- Guest W/C
- Private courtyard garden



**ADN**  
RESIDENTIAL



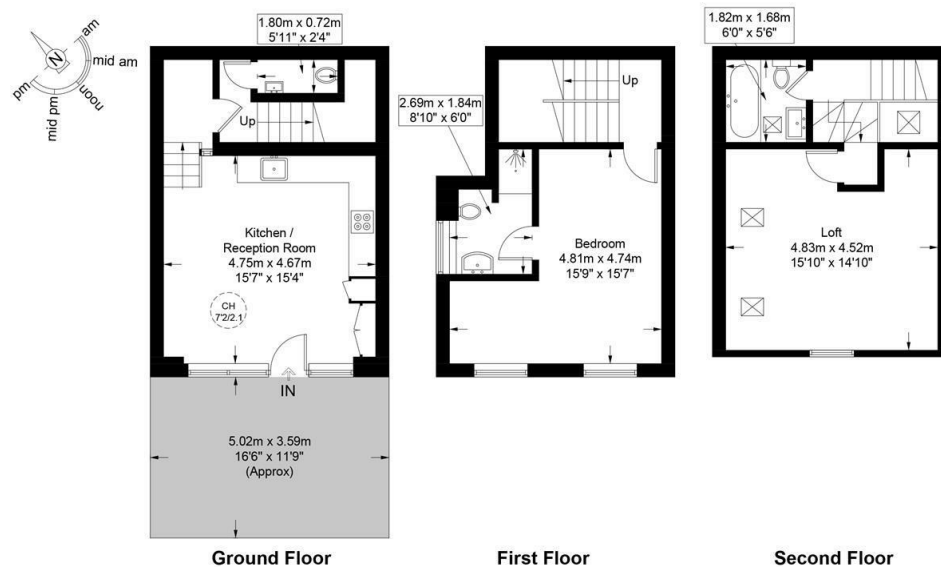
# 2 Bedroom House located in London

A high specification and brand newly refurbished link detached 2 bedroom home located 0.4m from Woodside Park underground station. (Northern Line) This wonderful property is arranged over 3 floors and comprises, open plan kitchen/reception room, principal bedroom with en-suite shower room, second double bedroom, family bathroom and a guest W/C. Further benefits include double glazed sash windows, wooden flooring and a private front courtyard.



Hutton Grove, N12

Approximate Gross Internal Area = 994 sq ft / 92.4 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

**020 7407 5155**

[info@adnresidential.co.uk](mailto:info@adnresidential.co.uk)

[www.adnresidential.co.uk](http://www.adnresidential.co.uk)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

