



**\*\* END OF TERRACED TOWN HOUSE WITH ACCOMMODATION LAID OUT OVER FOUR FLOORS \*\*** The accommodation comprises : frontage with off-street parking, integrated garage, utility room with separate shower/guest cloaks W/C, large lounge/reception room, fitted kitchen. Four double bedrooms to the upper floors, two additional bath/shower rooms (one en-suite). Rear garden with brick-built outbuilding with power and light. The property is ideally located for Ofsted highly rated schools, close to excellent transport New Southgate National Rail (25/30 Mins City/West End) and Friern Bridge Retail Park. Ideally suit discerning purchasers looking for a 'ready to move into' home of quality that is easily accessible to all amenities.

Halton Close, London, N11

Freehold | Asking Price £850,000

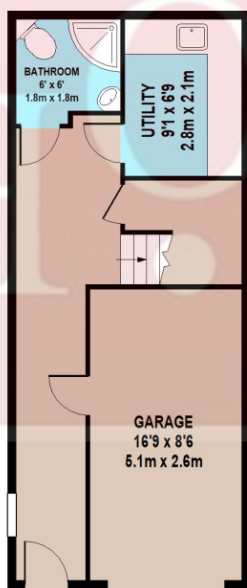
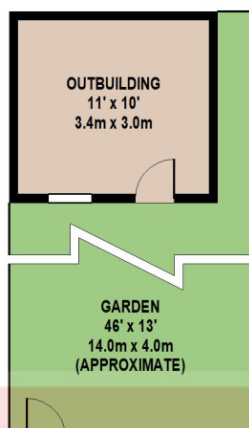
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3 Crescent Road, Alexandra Park, London N22 7RP  
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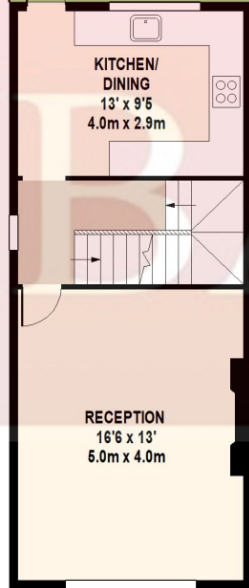




- Integrated Large Garage/Storage
- Close to Ofsted Highly Rate Schools
- Three Bathrooms (one En-Suite)
- Private Rear Garden with Outbuilding
- Large Reception/Living Area
- Off-Street Parking to front
- Four-Double Bedrooms
- Close to All Amenities
- Close to New Southgate National Rail
- 30 Mins approx. to the City/West End



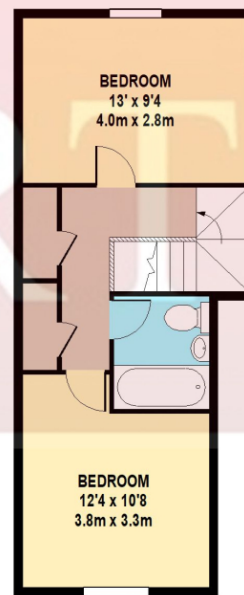
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HALTON CLOSE  
TOTAL APPROX. FLOOR AREA 1657 SQ.FT. (154 SQ.M.)

Whilst every attempt 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. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

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