

MATTHEW JAMES

Residential Sales • Lettings • Management



Hazellville Road, London, N19 3NA

Asking Price £525,000

An impressively large two double bedroom raised ground floor conversion offering 781 Sq.Ft. (72 Sq.M.) of internal floor space located within a short walk of the lovely shops, cafes and restaurants of Crouch End as well as the idyllic green space of the Parkland Walk which leads directly to Highgate Woods and tube station beyond which lies Highgate Village, Waterlow Park and the historic gothic wonder of Highgate Cemetery. To the West and only 10 minutes walk away is Archway with its tube and bus routes travelling directly into town. The flat benefits from wood flooring, high ceilings and a large living room with ample dining space as well as a spacious kitchen and modern bathroom. Offered for sale with a share of freehold and with no upward chain.

Raised Ground Floor Entrance

Hallway

Cupboard housing gas boiler.

Living Room



This impressive entertaining space is divided into a lounge with decorative fireplace, wall mounted up lights and a viewing hatch into the kitchen opening through to a dining area with double glazed sliding doors opening to a Juliet balcony and looking out onto the rear of the property. Open to.....

Kitchen



A really good sized kitchen with plenty of fitted wall and base unit storage cupboards with integrated oven and gas hob and overhead extractor canopy. Freestanding appliances include a tall fridge freezer, dishwasher and washing machine. Finished in fully tiled splashbacks, linoleum flooring and double glazed picture and casement windows.

Bathroom / W.C.



A white suite comprising of a pedestal enclosed bath with wall mounted adjustable electric power shower and glazed screen, pedestal wash hand basin and w.c. Finished in white ceramic wall tiles with chrome heated radiator, mirrored medicine cabinet and linoleum flooring.

Bedroom One



Large twin wood sash windows, wood floor, high ceiling and fitted media points.

Bedroom Two



Twin double glazed picture windows with opening casement windows above, wood floor, fitted book shelves and high ceiling.

Additional Information



Islington Council Tax Band D

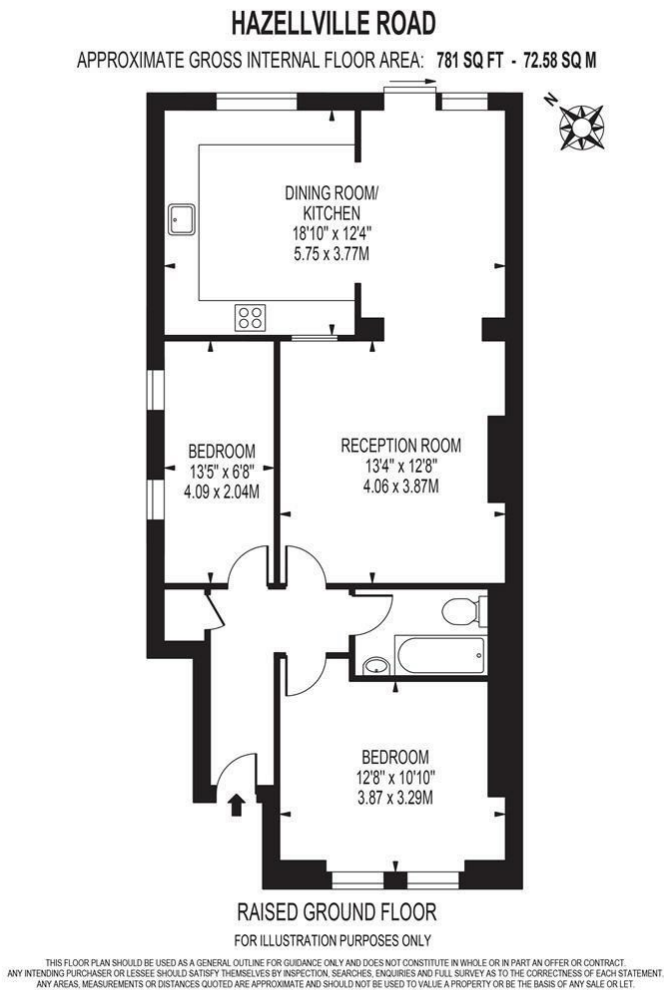
Share Of Freehold

Lease 999 years from 29/08/1988

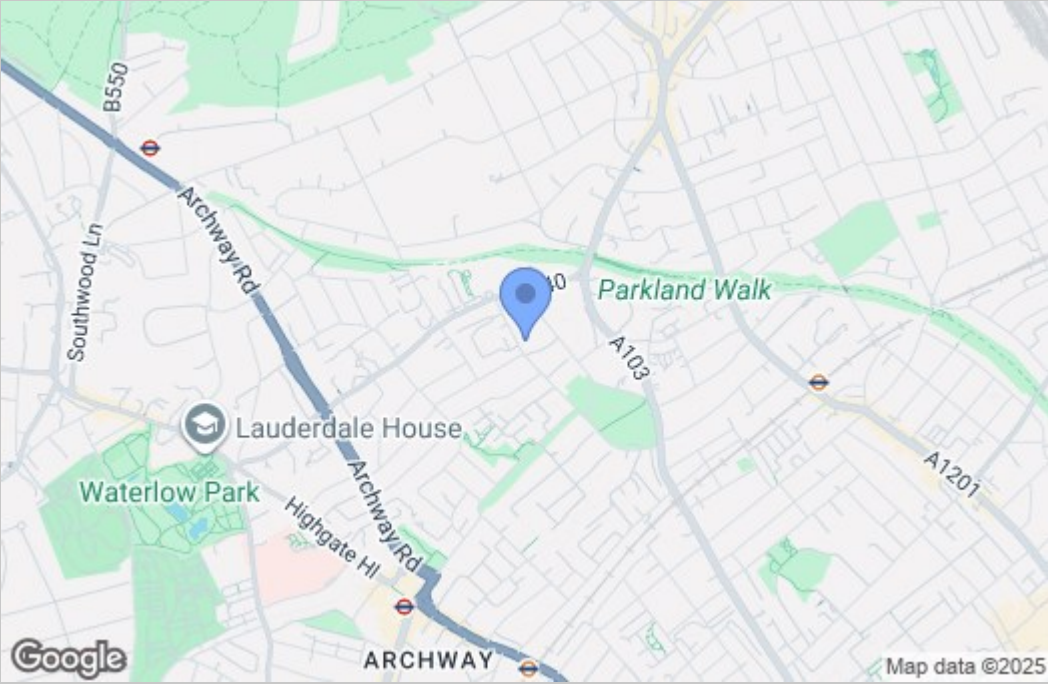
Service Charge: 26% of general maintenance and
18% of common parts maintenance.

Chain Free

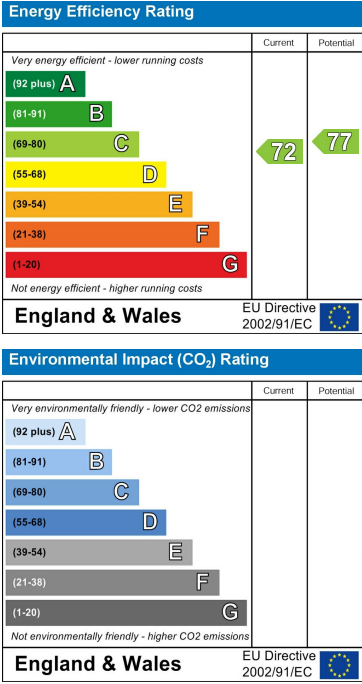
Floor Plan



Area Map



Energy Efficiency Graph



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