



3

Bedrooms



1

Bathroom





Addison Townends are delighted to offer this beautifully presented three bedroom duplex apartment located above commercial premises within excellent primary and secondary school catchments. The property offers a spacious reception room, fitted kitchen, family bathroom and three well proportioned bedrooms. Further benefits include gas central heating and double glazing throughout. Externally the property offers a patio garden to the front. Offered for sale on a chain free basis.

Entrance Hall 6'1" x 10'1" (1.85m x 3.07m).

Double glazed window facing the front. Radiator, laminate flooring, carpeted stairs to upper floor with under stair storage.

Kitchen 9'3" x 9'11" (2.82m x 3.02m).

Double glazed windows facing the front overlooking the garden. Tiled flooring, part tiled walls and wall mounted boiler. A range of wall and base units with roll edge work surfaces incorporating one and a half bowl sink with drainer. Integrated oven with gas hob and over hob extractor. Spaces for washing machine and fridge/freezer.

Reception 17' x 14'5" (5.18m x 4.4m).

Three double glazed window facing the rear. Radiator, laminate flooring, shelving, fireplace and original coving.

Landing 3'5" x 5'1" (1.04m x 1.55m).

Carpeted flooring, loft access and doors to:

Bedroom One 10'3" x 13'4" (3.12m x 4.06m).

Twin double glazed windows facing the rear. Radiator, laminate flooring, built-in wardrobes and storage cupboards, picture rail and original coving.

Bedroom Two 9' x 11' (2.74m x 3.35m).

Double glazed window facing the front. Radiator, laminate flooring.

Bedroom Three 6'4" x 12'3" (1.93m x 3.73m).

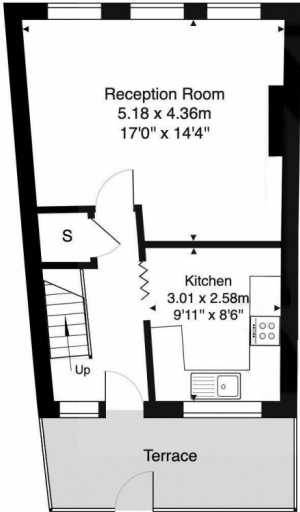
Double glazed window facing the rear. Radiator, laminate flooring, built-in storage cupboard and shelving, original coving.

Bathroom 8' x 6'10" (2.44m x 2.08m).

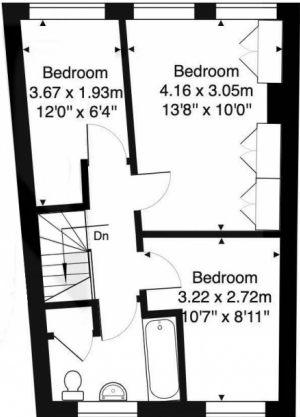
Double glazed window facing the front. Radiator, tiled walls and floor. Built-in storage cupboard. Low level WC, panelled bath with shower over, vanity unit with wash hand basin.

Onslow Parade- N14

Approximate Gross Internal Area 72.0 m² ... 775 ft²



FIRST FLOOR




SECOND FLOOR



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Hampden Square, London, N14

