



**Ainsley Close, London, N9 9SH**



**welcome to**  
**Ainsley Close, London**

Barnfields are pleased to offer this delightful second floor, purpose built apartment in a quiet cul-de-sac, within easy access of the A10, bus routes, local shopping parades, pubs and restaurants. Bush Hill Park Rail Station (Liverpool Street Line) is approximately 1.1 miles away, alternatively Winchmore Hill Rail Station (Moorgate Line) is 1.2 miles away.

This top floor apartment enjoys a long lease and has the added benefit of loft storage space.





### **Communal Entrance**

Staircase to:-

### **Second Floor**

Front door to flat.

### **Entrance Hall**

Storage heater, doors to lounge, bedroom and bathroom, access to loft.

### **Lounge**

17' 11" narrowing to 11' 3" x 13' 6" ( 5.46m narrowing to 3.43m x 4.11m )

Fitted carpet, storage cupboard, storage heater, TV point, coving to ceiling, double glazed window to rear.

### **Kitchen**

7' 5" x 6' 7" ( 2.26m x 2.01m )

Comprising wall and base units with worksurface, inset stainless steel sink and drainer with tiled splashbacks, integrated oven and hob with extractor fan over, plumbing for washing machine, space for fridge-freezer, double glazed window to side.

### **Bedroom**

10' 4" x 9' 8" ( 3.15m x 2.95m )

Fitted carpet, airing cupboard, fitted wardrobes, storage heater, coving to ceiling, double glazed window to front.

### **Bathroom**

Comprising low flush WC, wash hand basin, panelled bath with shower unit over and glass shower screen, extractor fan, tiled splashbacks, double glazed window to side.

### **Outside**

Allocated parking space for one car. Pleasant communal gardens to the rear of the block.



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# welcome to Ainsley Close, London

- Communal Garden
- Access To Loft Storage Space
- Allocated Parking Space
- One Bedroom
- 150+ Year Lease
- Recently Fitted Double Glazing (Dec 2023)

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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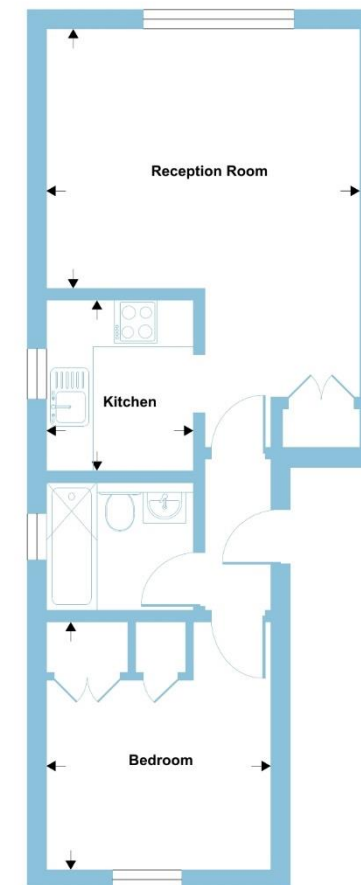
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Approximate Area = 419 sq ft / 38.9 sq m

For identification only - Not to scale



SECOND FLOOR

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Barnard Marcus. REF: 1191997



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