



ABSOLUTE
PROPERTY

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**123a Warwick Road, London
N11 2SR
£1,650**

Absolute Property are pleased to offer this stunning one bedroom ground floor conversion with its very own garden. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. Benefits include kitchen/breakfast room, modern bathroom, double glazing, summer house being used as an office fully insulated with electric and lighting. Warwick Road benefits from a superb position within minutes of the bustling retail and dining options along Green Lane. Arnos Park and Broomfield Park are close by for leisure, while Arnos Grove and Bounds Green stations are accessible. Available for occupation early/mid September. Call now to arrange a viewing.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge, kitchen, bedroom, understairs storage, radiator, wood laminate flooring.

LOUNGE:

14'1 x 12'4 (4.29m x 3.76m)

Coving to ceiling, dado rail, wood laminate flooring, radiator, upvc double glazed window to front aspect, tv socket.

KITCHEN:

13'3 x 9'8 (4.04m x 2.95m)

Ceiling spot lights, range of eye and base level units, built in oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for upright fridge freezer, porcelain sink drainer unit with mixer taps, radiator, wood laminate flooring, doors to bathroom and rear garden.

BEDROOM:

11'3 x 8'7 (to fitted wardrobes) (3.43m x 2.62m (to fitted wardrobes))

Radiator, upvc double glazed window to rear aspect, tv socket.

BATHROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin, bath with shower unit, ceiling spot lights, tiled flooring, two upvc double glazed frosted windows to rear aspect, extractor fan.

REAR GARDEN:

Mainly laid to lawn, various shrub borders and flower beds, outside tap, outside lighting, side gate access, door into shed which is being used as an office with electrics lighting and fully insulated with window over looking the garden.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77	69	77
<small>Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)</small>		<small>Environmental Impact (CO₂) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales EPC Directive 2002/91/EC</small>		<small>England & Wales EPC Directive 2002/91/EC</small>	