

# High Street

London Colney, AL2 IRP

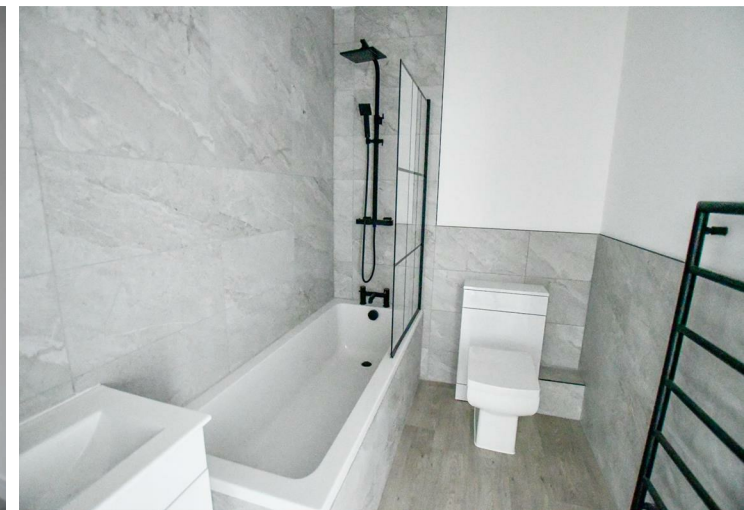


# High Street

London Colney, AL2 IRP

Offers In Excess Of £295,000

- Recently Converted
  - No Upper Chain
    - First Floor
    - Two Bedrooms
- Newly Fitted Kitchen With Integrated Appliances
  - Modern Bathroom Suite
    - Living Room
    - Rear Garden
  - Two Parking Spaces
    - Loft Space



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Updated to a very high standard throughout comes this excellent two bedroom first floor maisonette, previously converted from part residential/commercial premises. The property has been re-configured and modernised throughout and has no upper chain. The property comprises; entrance hallway, two bedrooms, living room, kitchen/dining room and updated bathroom suite. The property also benefits from a private rear garden and two additional parking spaces to the rear.

Additional charges for property TBC

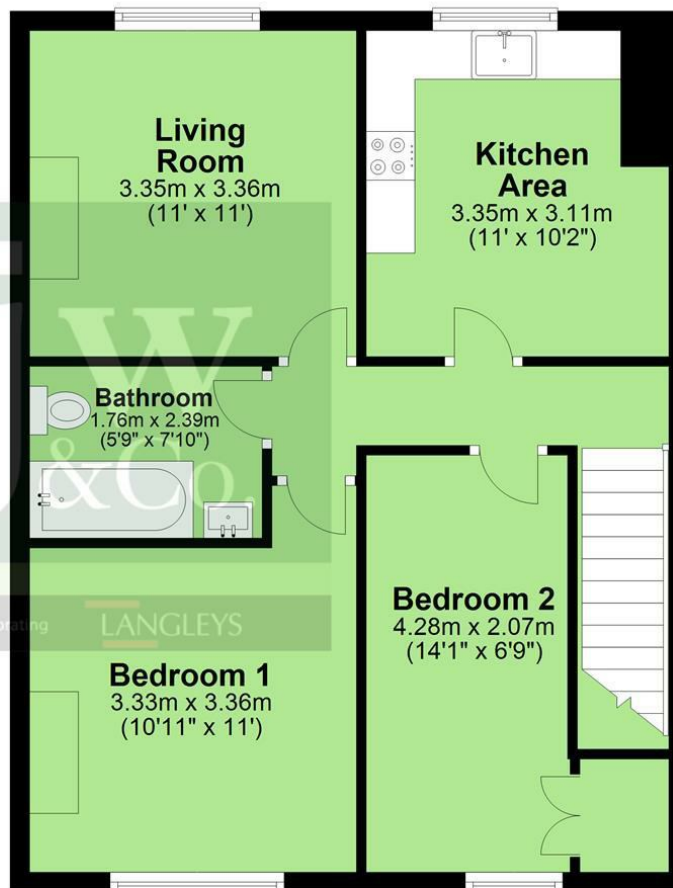




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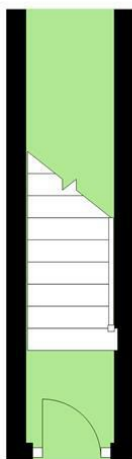
## First Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Entrance with Stairs to First Floor

**Kitchen Area**  
10'11" x 10'2" (3.35 x 3.11)

**Living Room**  
10'11" x 11'0" (3.35 x 3.36)

**Bedroom One**  
10'11" x 11'0" (3.33 x 3.36)

**Bedroom Two**  
14'0" x 6'9" (4.28 x 2.07)

**Bathroom**  
5'9" x 7'10" (1.76 x 2.39)

**EPC Rating**  
D

**Council Tax Band**  
C

Total area: approx. 56.7 sq. metres (610.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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