

High Street

London Colney, AL2 1RP



JW & Co.
FOR SALE
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High Street

London Colney, AL2 IRP

£365,000

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





High Street

London Colney, AL2 IRP

Updated to a very high standard throughout comes this fantastic two bedroom ground floor maisonette, previously converted from part residential/commercial premises. The property has been re-configured and modernised throughout creating an ideal ground floor dwelling, complete with a large basement space. 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 with access via the living room, and two additional parking spaces to the rear.

The property holds no upper chain, meaning first time buyers, and investors alike can move as soon as time allows them.

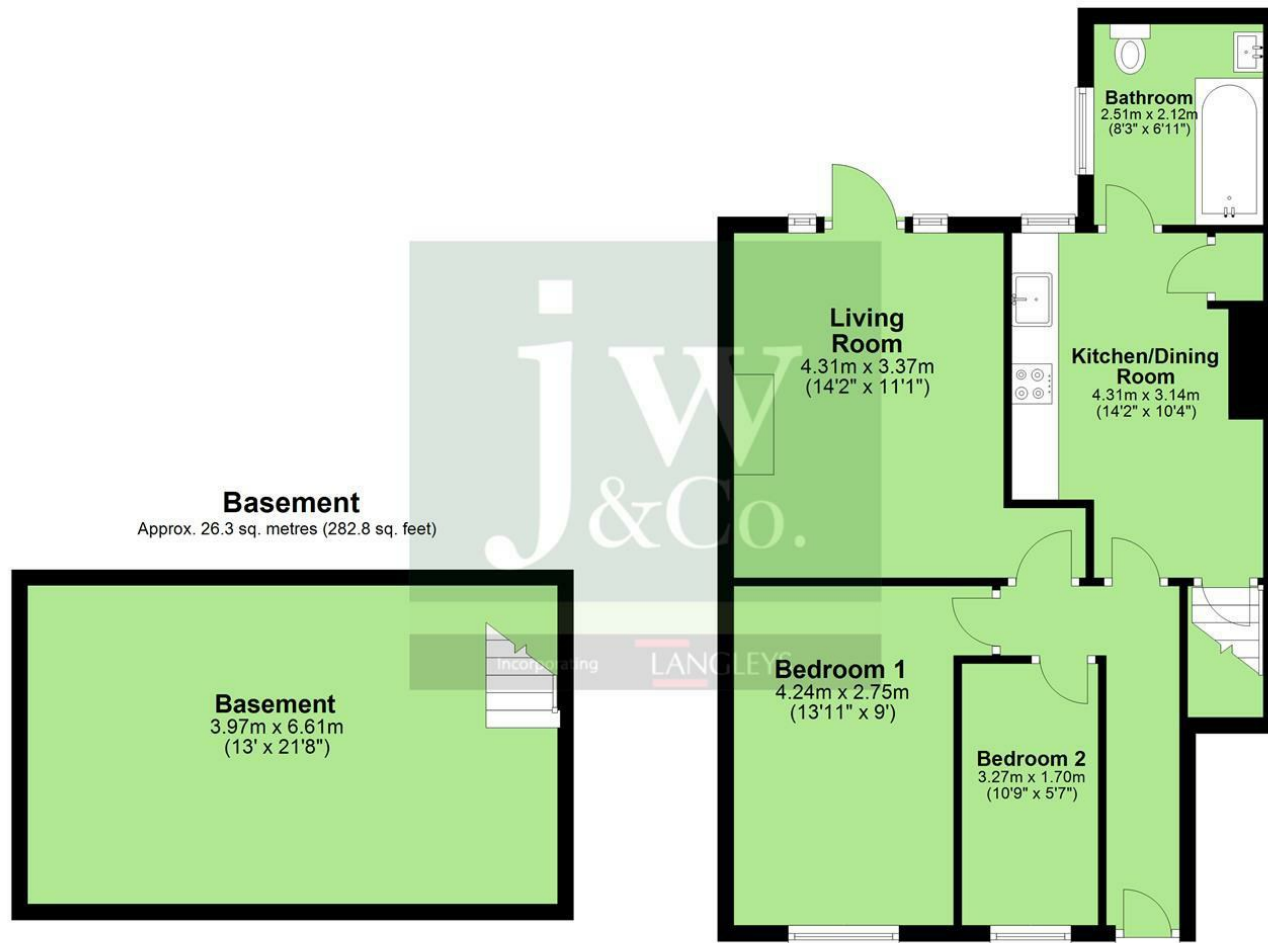
Additional charges for property TBC



Ground Floor
Approx. 60.0 sq. metres (645.4 sq. feet)



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- Entrance Hallway
- Bedroom One
13'10" x 9'0" (4.24 x 2.75)
- Bedroom Two
10'8" x 5'6" (3.27 x 1.70)
- Living Room
14'1" x 11'0" (4.31 x 3.37)
- Kitchen/Dining Room
14'1" x 10'3" (4.31 x 3.14)
- Bathroom
8'2" x 6'11" (2.51 x 2.12)
- Basement
13'0" x 21'8" (3.97 x 6.61)

EPC Rating
D

Council Tax Band
C

Total area: approx. 86.2 sq. metres (928.2 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		
	55	64
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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