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473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Hampden Road, London, N10 2HN
£335,000

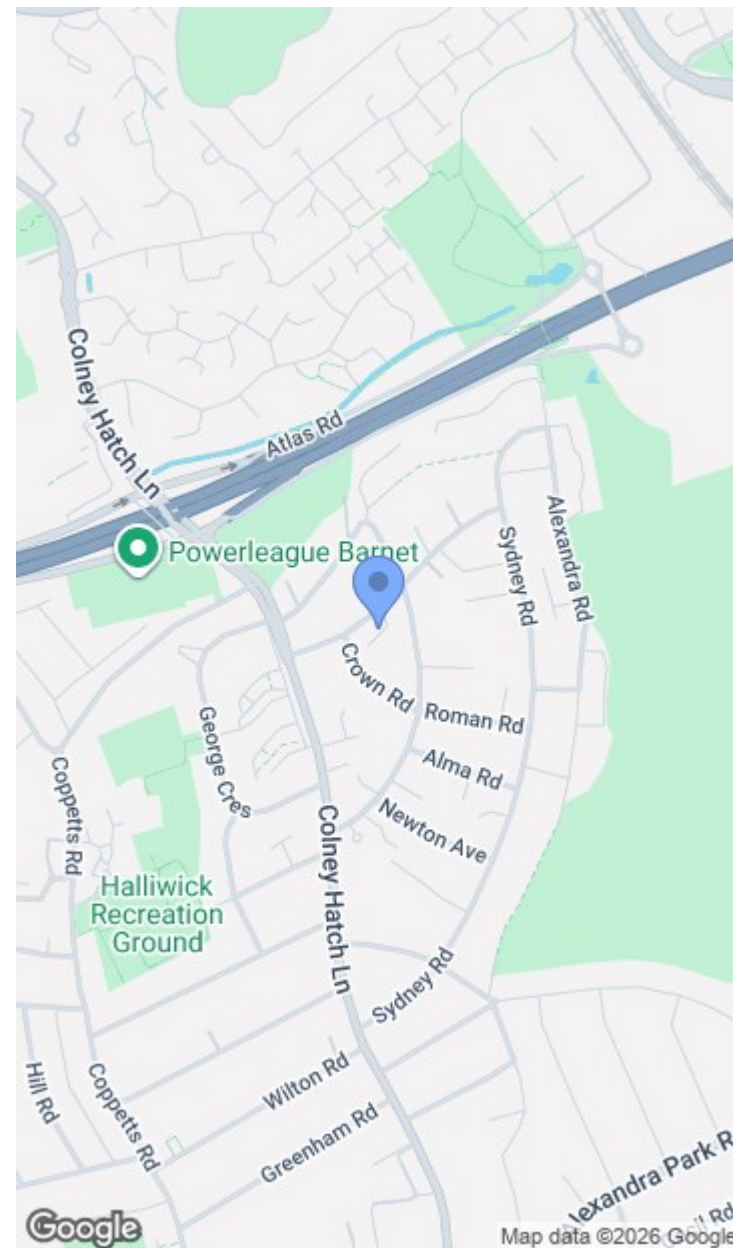
- Two Double Bedroom Ground Floor Flat
- Separate Living Room with Feature Fireplace
- Bathroom with Burlington Suite & Underfloor Heating
- Marble Mosaic Floors to Bathroom & W/C
- Well-Kept Development off Colney Hatch Lane

- Very Good Condition Throughout
- Separate Kitchen
- Separate W/C with Burlington Fittings
- Communal Garden & Communal Parking
- Close to Bounds Green, Arnos Grove & New Southgate Stations

Kings Group are pleased to present this beautifully presented two bedroom ground floor flat, set within the well-kept Hampden Court development on Hampden Road, N10. Offered in very good condition throughout, the property comprises two double bedrooms, a separate kitchen and a bright, spacious living room with a feature fireplace. Finished to a high standard, the bathroom has a marble mosaic floor, underfloor heating, a heated towel rail and a Burlington bath with shower, basin and taps. A separate W/C, also with a marble mosaic floor, has a Burlington toilet, basin and taps. Residents also benefit from a well-maintained communal garden and communal parking for the development. This would make an ideal purchase for first-time buyers, downsizers or investors alike, and early viewing is highly recommended.

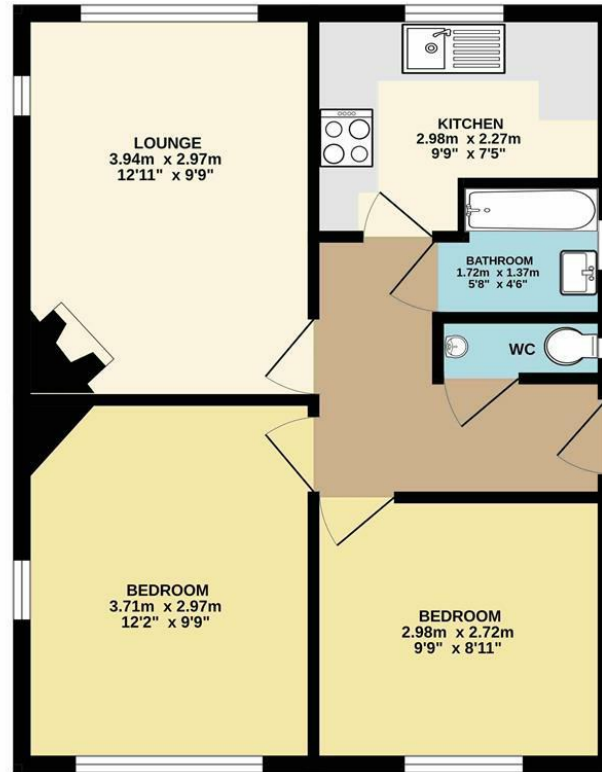
Hampden Road is a residential road just off Colney Hatch Lane, close to the amenities of Muswell Hill and Friern Barnet. The Tesco Extra at the Coppetts Centre is close by, and the shops, cafés and restaurants of Muswell Hill Broadway are also accessible. For commuters, local stations include Bounds Green and Arnos Grove on the Piccadilly line, and New Southgate, with direct Great Northern services into Moorgate. Several bus routes run along Colney Hatch Lane, and the North Circular Road is readily accessible for drivers. The area is well served by primary and secondary schools, including Hollickwood Primary, Coppetts Wood Primary and Alexandra Park School. Green spaces nearby include Coldfall Wood, Friary Park and Alexandra Palace and Park, making this an excellent spot for families and professionals alike.

Council Tax Band TBC
 Lease - 976 Years Remaining
 Service Charge - ££1,424 Per Annum
 Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





GROUND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



Associated Offices in London, Essex and Hertfordshire
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