



STYLISH AND TASTEFULLY PRESENTED TWO-DOUBLE BEDROOM GROUND FLOOR PERIOD MAISONETTE WITH DIRECT ACCESS TO ITS OWN SECTION AND USE OF FRONT AND REAR COMMUNAL GARDENS. The bright and spacious double-glazed accommodation comprises two double bedrooms, a large fitted kitchen/diner, a large lounge/reception room, a family shower room/WC, overlooking an attractive landscaped rear garden featuring a timber cabin with power and light. The property would ideally suit discerning purchasers looking for a 'ready to move into' home of quality that is easily accessible to all amenities, which include Wood Green Shopping City and transport hub, Bowes Park and Bounds Green Stations (25 Mins. approx. to the West End), and parks such as the green-open surroundings of Alexandra Park and Palace (15-minute walk). \*CHAIN-FREE\*

Chilton Court, Truro Road, London, N22 8DH

£500,000 | Share of Freehold

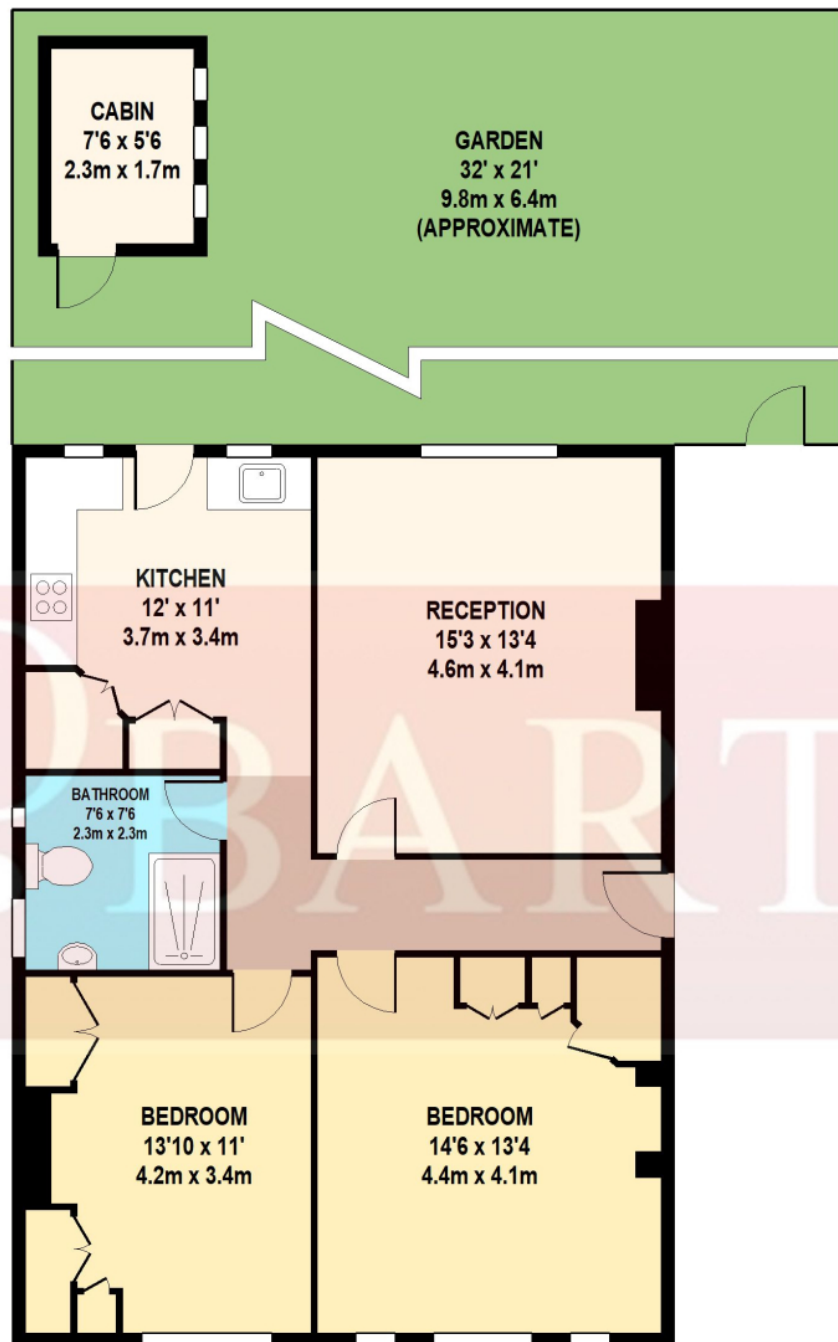
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333





- Two-Double Bedrooms
- Close to Transport/Shops/Schools/Parks
- Own Section Plus Communal Garden
- Large Lounge/Reception Room
- CHAIN FREE
- Kitchen/Diner
- Ground Floor Maisonette
- 20/25 Mins to the West End
- Secure Double Glazing with Shutters



GROUND FLOOR

CHILTERN COURT  
 TOTAL APPROX. FLOOR AREA 827 SQ.FT. (77 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Chilton Court, N22

**Tenure:**  
Share of Freehold

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**  
8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.