



 2  
Bedrooms

 1  
Bathroom



Gorgeous period two bed first floor maisonette with it's own private garden.

A gorgeous two bedroom first floor masionette, with it's own private garden, plenty of character and amazingly located, with both the station and the High St, practically on your door step. The property offers double glazed, sliding box sash windows, to maintain it's original appearance which allows a mass of light to shine through. As one would expect, gas central heating is installed with a modern boiler. The kitchen is well fitted and the barhroom was refurbished only two years ago.

Long lease 146 years

No Service charges or ground rent

### **Lounge**

Double glazed windows into the bay, featrure gas fire place.

### **Kitchen**

Extensive range of wall and base units, incorporating: stainless steel sink unit, plumbed for washing machine, intergrated fridge freezer, oven and hob with hooded extractor fan, cupboard housing central heating boiler, worksurface, double glazed window to rear.

### **Bedroom 1**

Double glazed window to rear aspect.

### **BEDROOM 2**

Double glazed window to rear aspect.

### **BATHROOM**

Recently fitted bathroom with new suite, comprising of panel enclosed bath with mixer tap and shower attachment, wash hand basin, w.c. partly tiled walls.



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

Address: London, N20



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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