



 4

Bedrooms

 2

Bathrooms





Addison Townsend are delighted to offer this large and unique top floor four bedroom penthouse. Located in this sought after development within a short 0.6 miles to both Southgate and Oakwood underground stations, close to local bus routes, local amenities and excellent primary and secondary school catchments including Dame Alice Owen. This property benefits from South West facing balconies overlooking the beautiful communal gardens, modern kitchen with breakfast bar & integrated appliances, family bathroom, en-suite, allocated parking space, laminated floors throughout, fitted wardrobes and spacious lounge . The remaining lease length is 125 years from July 2013; Ground rent £700 a year; service charge £1847 / half year including heating and 1 boiler maintenance a year. Offered for sale chain free.

**Entrance**

Communal door with entry phone system to Communal hall with stairs, post boxes and lift to top floor and own hard wood fire proof front door to inner hall way.

**Hallway**

Doors to all rooms, 2 x storage cupboards, Laminated wood flooring, power points, vertical Bespoke Designer Art Radiator, down lighters, entry phone system.

**Reception Room** 20' x 16'3 (6.10m x 4.95m)

Double glazed window and French doors to the front aspect and balcony with fitted blinds, wall mounted vertical Bespoke Designer Art Radiators, Surround sound system, tv point, power points, laminated wood flooring arch leading to KITCHEN.

**Kitchen Diner** 14'7 x 10'7 (4.44m x 3.23m)

White high gloss eye level and base level units with Granite work surfaces, sunken stainless steel sink and matching drainer, integral microwave, dish washer, washing machine, fridge freezer, wine cooler and pull out draws and storage, under oven, 4 ring Ceramic hob and over Neff extractor fan, down lighters, mixer taps, matching splash backs, tiled flooring, breakfast bar, double glazed window and French doors to the front aspect and balcony with fitted blinds.

**Terrace One** 20'5 x 3'3 (6.23m x 1.00m)

South West facing with outside lights and paved flooring.

**Bedroom Two** 20' x 11'3 (6.10m x 3.44m)

Two Double glazed Velux windows to the side and front aspect, Surround sound system, Chrome radiator, power points, tv point, laminated wood flooring, a range of handmade fitted wardrobes and draws.

**Main Bedroom** 14'7 x 12'3 (4.44m x 3.74m)

Double glazed windows and French doors to the front aspect, spot lights, Chrome radiator, laminated wood flooring, power points, tv point, Surround sound system, fitted wardrobes.

**En-Suite**

Three piece White suite comprising of a low level flush toilet, floating hand wash basin with mixer taps and a double shower cubicle with glass sliding doors, wall mounted mains shower, fully tiled, tiled flooring, extractor fan, heated towel rail, down lighters.

**Bedroom Three** 11'11 x 10'8 (3.63m x 3.26m)

Double glazed windows and French doors to the front aspect, radiator, laminated wood flooring, power points, tv point, Surround sound system.

**Terrace Two** 5.40m x 0.98m (17'9 x 3'3)

South West facing with outside lights and paved flooring.

**Bedroom Four** 11' x 7'7 (3.36m x 2.30m)

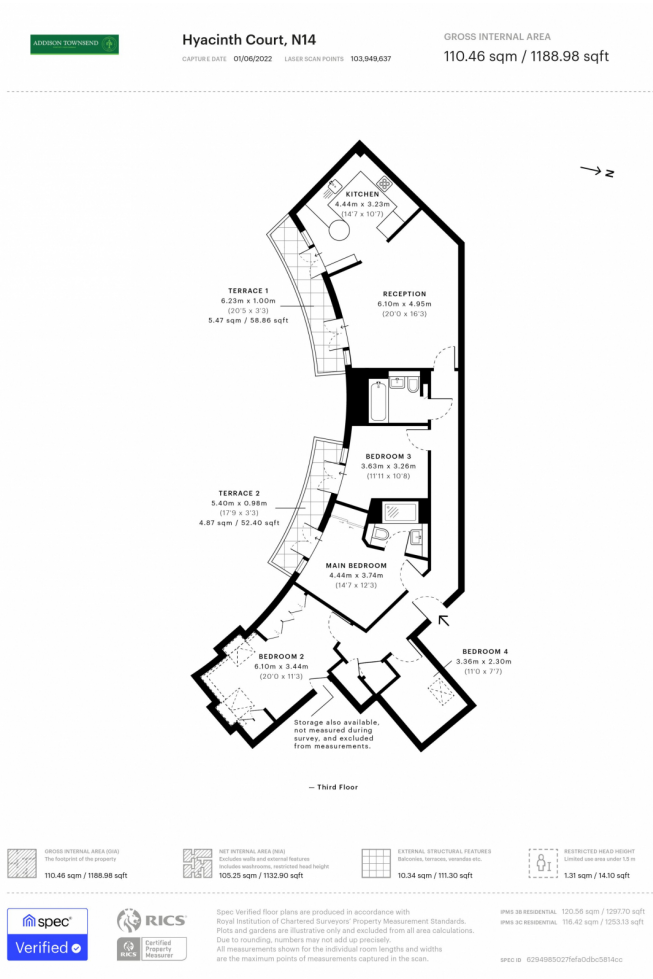
Double glazed Skylight, radiator, laminated wood flooring, power points, tv point, Spot lights, radiator.

**Bathroom**

Three Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, fully tiled walls, tiled flooring, heated towel rail, extractor fan, shaver point, surround sound system, down lighters.

**Outside**

Off street allocated parking x 1 car, communal gardens, mainly laid to lawn, mature shrub borders, bike shed and bin sheds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

