



1

Bedroom



1

Bathroom



Addison Townsend are delighted to offer for sale this unique and spacious one bedroom ground floor maisonette located in this cul-de-sac location within 0.5 miles of Southgate Underground station and within excellent primary and secondary school catchments. The property offers two reception areas, double bedroom, family bathroom and fitted kitchen. Externally the property boasts a private rear garden with rear access. Further benefits include lease in excess of 930 years, no service charge and peppercorn ground rent.

Entrance Porch

Entrance via solid wood door. Window to front aspect.

Living Room

4.69m x 3.28m (15' 5" x 10' 9")

Double glazed window to front aspect. Fireplace. Laminate wood floor. Large storage cupboard. Open to Dining room/study. Radiator.

Dining Room/Study

3.87m x 2.46m (12' 8" x 8' 1")

Double glazed window to front aspect. Laminate wood floor. Storage cupboard. Radiator.

Inner Hall

0.87m x 1.87m (2' 10" x 6' 2")

Laminate wood floor. Doors to bedroom, kitchen and bathroom.

Kitchen

4.23m x 2.22m (13' 11" x 7' 3")

Range of wall and base units with laminate work surfaces. Tiled walls. Double glazed door and window to rear aspect providing access to the garden. Plumbing for washing machine and dishwasher. Integrated electric oven and gas hobs with extractor hood. Space for fridge freezer. Strip wood flooring. Radiator.

Bedroom

4.04m x 2.97m (13' 3" x 9' 9")

Double glazed window to rear aspect. Laminate wood floor. Built in wardrobes. Radiator.

Bathroom

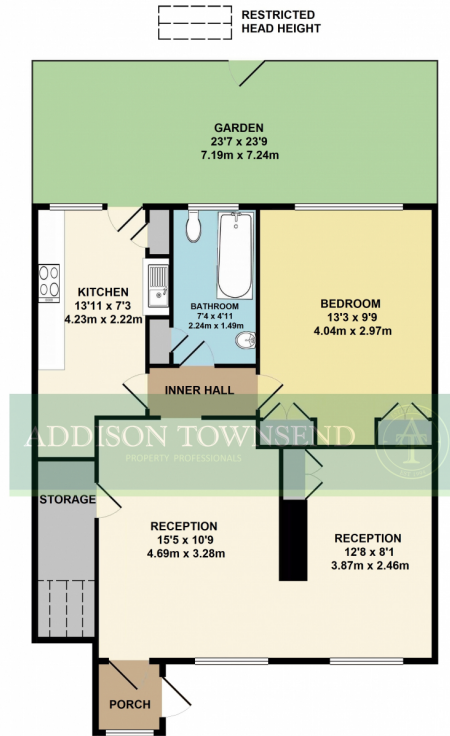
2.24m x 1.49m (7' 4" x 4' 11")

Panelled bath with wall mounted shower. Low level flush W.C. Pedestal wash hand basin. Double glazed window to rear aspect. Tiled walls. Strip wood floor. Towel rail. Radiator. Storage cupboard.

Garden

7.19m x 7.24m (23' 7" x 23' 9")

Decking area. Paved patio. Laid to lawn with mature shrub and tree borders. Rear access.



ADDISON TOWNSEND
PROPERTY PROFESSIONALS

TOTAL APPROX. FLOOR AREA 603 SQ. FT. 56 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

