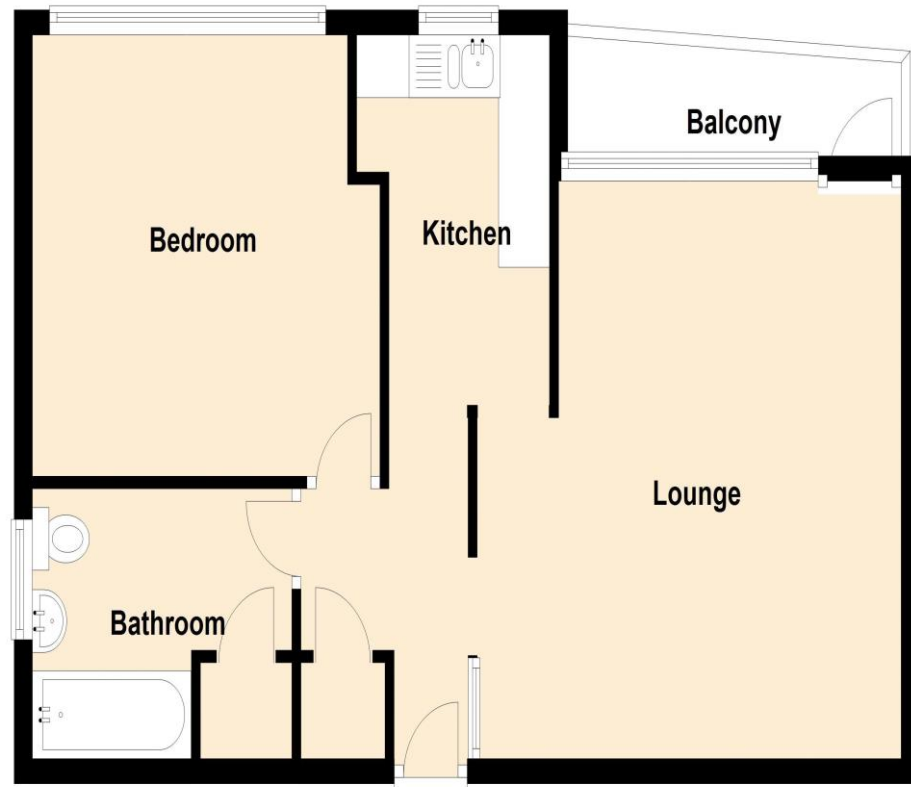


Floorplan

Top Floor



HamiltonCHASE



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		41
(21-38)	F	28	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



CHASVILLE PARK ROAD, LONDON, N21 1PQ

Situated in this sought after and convenient location within easy access for local schools, shops and transport facilities including Oakwood underground station Hamilton Chase are delighted to offer for sale this attractive top floor flat with views of which an internal viewing is most highly recommended. Features include one double bedroom, spacious lounge, fitted kitchen, double glazing, south facing balcony, garage share of freehold.

Share of Freehold
£299,950

- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Accommodation



COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM

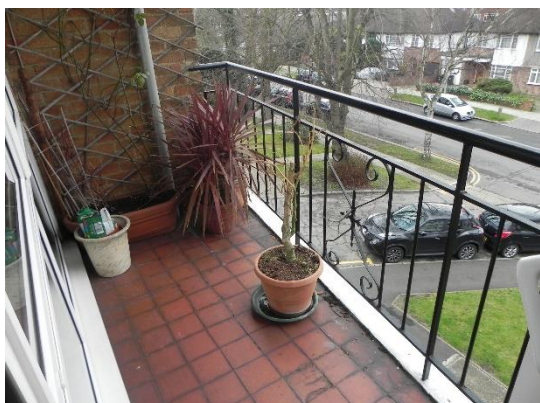
FRONT DOOR

HALLWAY

Beech laminated wooden flooring, wall mounted entry phone, smoke alarm, coving to ceiling, built in storage cupboard.

LOUNGE 15' 3" x 15' 3" (4.64m x 4.64m)

Beech laminated wooden flooring, power points, telephone point and tv power point, wall mounted electric storage heater, coving to ceiling, spot lights, double glazed window to front aspect and double glazed door to balcony.



BALCONY 10' 0" x 4' 5" (3.05m x 1.35m)

South facing with views.

KITCHEN 9' 11" x 7' 0" (3.02m x 2.13m)

Range of fitted wall and base units with work surfaces, inset stainless steel sink and drainer with cupboards underneath, electric cooker point, plumbing for washing machine, beech laminated wooden flooring, splash back tiling to walls, spot lights, double glazed window to front aspect.



BEDROOM 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to front aspect, beech laminated wooden flooring, power points, wall mounted electric heating, coving to ceiling.

BATHROOM 9' 4" x 7' 1" (2.84m x 2.16m)

Enclosed paneled bath with wall mounted shower, sower rail and curtain, wash/hand basin, low level wc, tiled flooring and part tiled walls, cupboard housing hot water cylinder, wall mounted electric heater, frosted double glazed window to side aspect.



COMMUNAL GARDENS

GARAGE EN BLOC



Map of location

