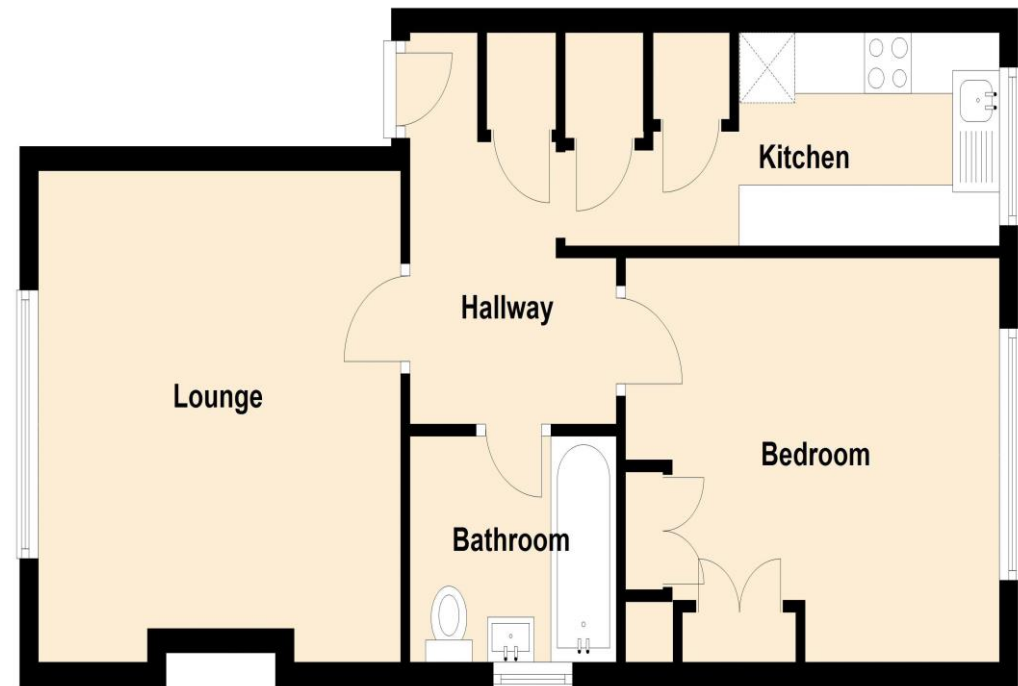
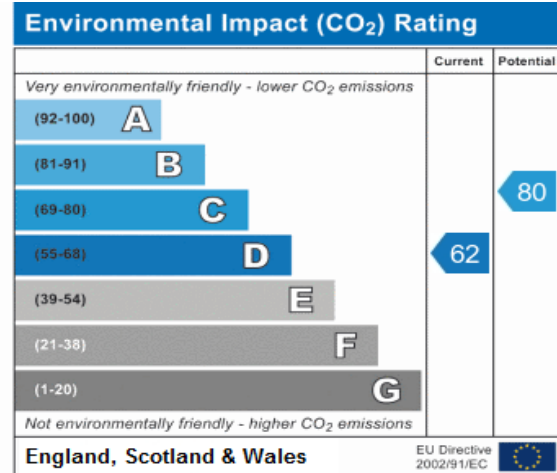
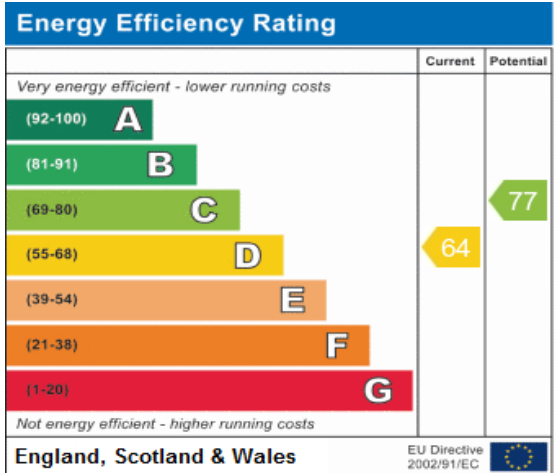


First Floor



Energy Performance Certificate



1. 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.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.



Woodberry Gardens, London, N12 0HB

Situated in this highly sought after location within easy access of local shops, schools and transport facilities Hamilton Chase are delighted to offer for sale this first floor one double bedroom purpose built flat of which an internal viewing is highly recommended. Features include one double bedroom, lounge, fitted kitchen, double glazed windows communal gardens, share of freehold, chain free.

**Share of Freehold**  
**£315,000**



## COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM

### FRONT DOOR

### HALLWAY

Carpet tiles, telephone point, power point, radiator, built in storage cupboard housing gas and electric meters.

### LOUNGE 13' 3" x 12' 9" (4.04m x 3.88m)

Double glazed window to front aspect, fitted carpet, power points, tv power point, radiator, coving to ceiling, fireplace with mounted gas fire.

### KITCHEN 15' 3" x 6' 1" (4.64m x 1.85m)

Range of fitted wall and base units with rolled top work surfaces, inset stainless steel sink with drainer with cupboards underneath, plumbing for washing machine, fitted electric cooker, wall mounted gas central heating boiler, power points, splash back tiling, fitted carpet, built in storage cupboard, double glazed window to rear aspect over looking communal gardens.

### BATHROOM 7' 1" x 6' 11" (2.16m x 2.11m)

Enclosed paneled bath with wall mounted electric shower, wash/hand basin, low level wc, tiled walls, radiator, carpet tiles, frosted double glazed window to side aspect.

### BEDROOM 13' 1" x 9' 11" (3.98m x 3.02m)

Double glazed window to rear aspect over looking communal gardens, radiator, power points, fitted carpet, range of built in wardrobes with matching chests of drawers.

## COMMUNAL GARDENS



## Map of location

