



# ENGEL JACOBS

## LONDON+HERTS



- Ground Floor Maisonette
- Reception
- Rear & Side Access To Garden
- 2 Bedrooms
- Kitchen/Diner
- Close to Local Shops, Schools and Parks



**Leslie Road**  
London

**£585,000**  
**Leasehold**

### Entrance Hall

Wood flooring throughout, radiator.

### Bedroom 1 14' 3" x 10' 11" (4.34m x 3.32m)

Wood flooring throughout, double glazed bay windows to front aspect, radiator.

### Bedroom 2 11' 7" x 10' 11" (3.53m x 3.32m)

Carpeted throughout, double glazed windows to rear aspect, radiator.

### Family Bathroom 5' 11" x 5' 9" (1.80m x 1.75m)

Tiled floor, low level WC, bath with over head shower, wash basin with storage beneath and above with spotlights, radiator, obscured double glazed window to rear aspect.

### Reception 15' 10" x 11' 0" (4.82m x 3.35m)

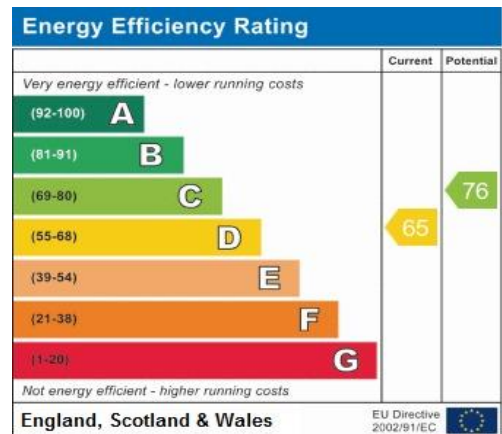
Wood flooring throughout, double glazed windows to front aspect, fireplace, radiator.

### Kitchen/Diner 14' 3" x 14' 2" (4.34m x 4.31m)

Lino flooring throughout, fully fitted units both wall mounted and base, ample work surface area, radiator, double glazed window to side aspect, window to rear aspect, double doors to rear aspect, spotlights.

### Garden

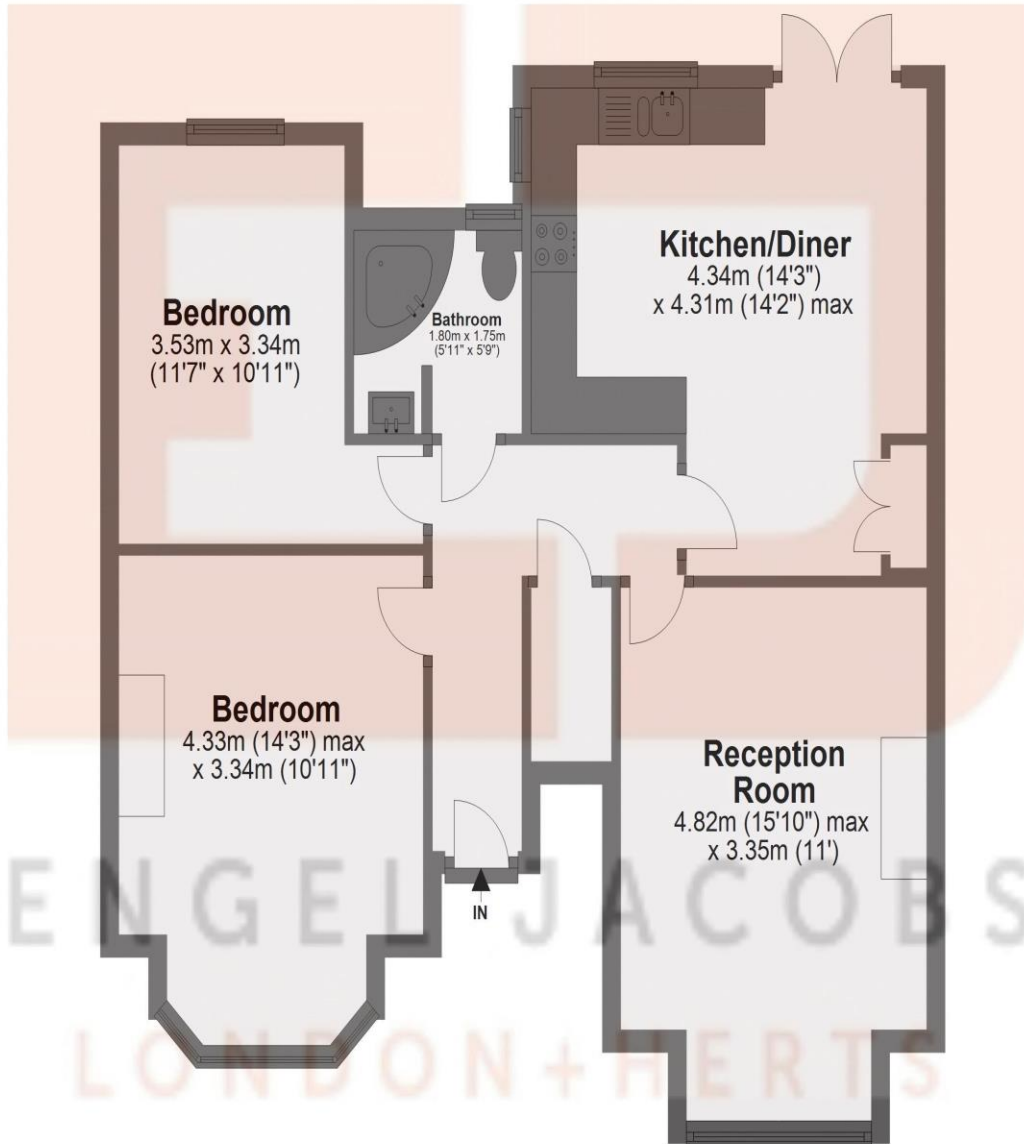
Patio area, laid to lawn, side gate with access to front, rear gate with access to Park Road.



Address:  
Leslie Road, London

## Ground Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



Total area: approx. 65.3 sq. metres (703.0 sq. feet)