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*trustworthy*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Hawthorne Way, London N9**

**£1,350** FOR SALE

Flat - Conversion

1 1 1



# Hawthorne Way, London N9

£1,350 Per

## Description

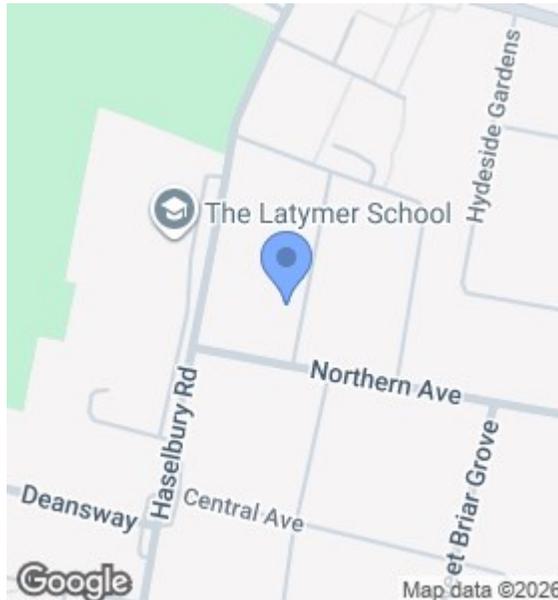
A well-presented and spacious one-bedroom first floor flat situated on a quiet residential road moments from the green open spaces of Pymmes Park. The property offers generous living accommodation and benefits from its own private entrance, giving it a more house-like feel.

Inside, the flat comprises a large reception room, a bright double bedroom with fitted wardrobes, and a separate generously sized kitchen, providing ample space for cooking and dining. A further advantage is the private section of the rear garden, ideal for relaxing or outdoor use.

The location is particularly convenient for commuters, with excellent transport links providing easy access to the A10 and A406. The property is also within close proximity to Edmonton Green railway station and Silver Street railway station, as well as local shops and amenities. Nature lovers will also

## Key Features

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Enfield
<b>Local Authority</b>	B
<b>Council Tax</b>	



## Floorplan

Hawthorne Way, N9  
Approx. Gross Internal Area 658 Sq Ft - 61.13 Sq M



**Ground Floor**  
Floor Area 45 Sq Ft - 4.18 Sq M

**First Floor**  
Floor Area 613 Sq Ft - 56.95 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
papilus.com Date: 17/2/2023

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.