



HARPER CLOSE, SOUTHGATE, N14

An Ideal Opportunity to Purchase this **LARGER THAN AVERAGE 2 DOUBLE BEDROOM GROUND FLOOR FLAT** in Modern Block Almost Opposite Oakwood Tube Station (Picc. Line).

This Almost 1,000 Sq. Ft. Flat Offers Spacious Accommodation Throughout and has the Benefit of 2 Sets of French Doors Opening Directly Onto a Paved Terrace and onto the Well Tended Communal Gardens. There are 2 Luxury & Recently Fitted Bathrooms, Large Reception Room & Fitted Kitchen/Diner, as well as a 30' Long Hallway. There is a Share of Freehold as Well as a Long Lease. There are Security Gates & Ample First Come First Served OFF STREET PARKING. The Property Faces the Well Tended Communal Gardens which are Set Back from Chase Road. There is also an Entry Phone System & Lift.

Very Conveniently Located for Tube, Shops, Buses, Trent Park, and All Local Amenities. Offered Chain Free.
This Property Ticks So Many Requirements & is Certainly Worthy of an Internal Viewing.

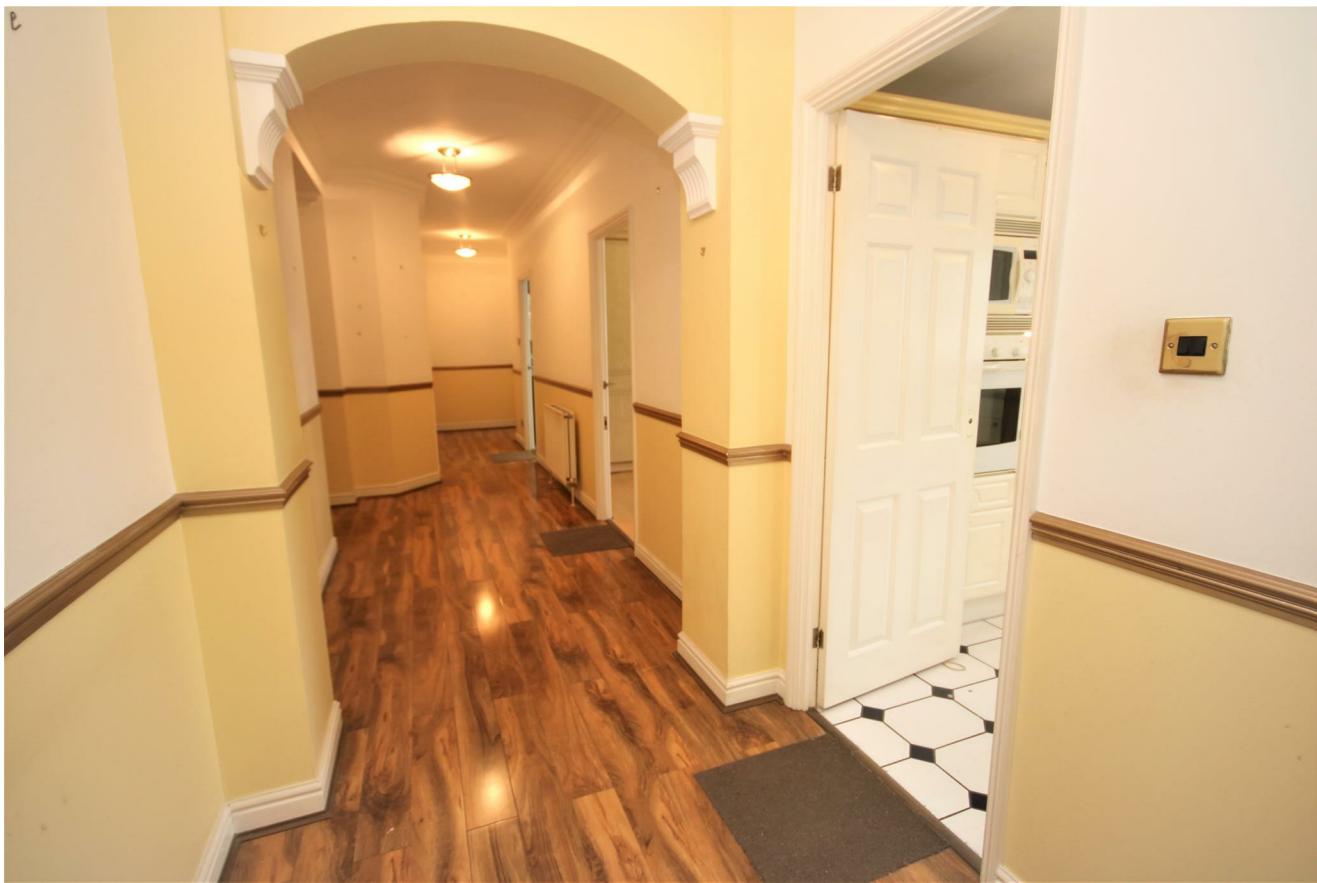


ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN LARGE ENTRANCE HALL * SPACIOUS RECEPTION ROOM WITH FRENCH DOORS TO OWN SMALL PAVED PATIO & COMMUNAL GARDENS * FITTED KITCHEN * 2 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE * AMPLE SECURE OFF STREET PARKING ON A FIRST COME FIRST SERVED BASIS * COMMUNAL GARDENS * * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LIFT, ENTRY PHONE, OWN PAVED PATIO *

PRICE: £620,000 FREEHOLD

**ENTRANCE HALL: PIC. 1 30'2 x 5'9 widening to 9'4 (9.19m x 1.75m widening to 2.84m)
Larger Than Average with Access to All Rooms, Store Cupboards, 2 Double Radiators. Wood Flooring.**



**RECEPTION ROOM: PIC. 1 20'4 x 12'11 widening to 15'8 (6.20m x 3.94m widening to 4.78m)
Good Sized Room with Ample Space for both Sitting & Dining Area, French Doors to Small Paved Patio Area & Communal Gardens, 2 x Side Windows, 2 Double Radiators, Wall Light Points. Amtico Style Flooring.**



FITTED KITCHEN/DINER: 10'4 x 9'10 (3.15m x 3.00m)

Well Fitted on 3 Side, White Floor & Wall Units, Single Drainer Inset Enamel Sink with Mixer Taps, Gas Hob, Eye Level Oven & Built in Microwave, Plumbed for Washing Machine & Dishwasher, Integrated Fridge/Freezer. Ceramic Flooring. Half Tiled Walls. Window Overlooking Communal Gardens.



BEDROOM 1: 13'7 x 13'1 (4.14m x 3.99m)

Fitted Wardrobes with Sliding Mirrored Doors, Laminate Flooring, 2 x Double Radiators, Cornicing, French Doors Opening Onto Own Paved Terrace & Communal Gardens. Door to:



LUXURY EN SUITE SHOWER ROOM: 8'6 x 6'9 (2.59m x 2.06m)

Recently Installed with 5'6" (1.68m) Walk in Shower with Sliding Door, Wash Hand Basin with Mixer Taps & Cupboard Beneath, Built in Low Flush WC with Bidet Spray. Fully Tiled Walls, Porcelain Flooring.



BEDROOM 2: 12'4 x 10'4 (3.76m x 3.15m)

Fitted Wardrobes with Double Bed Recess, Fitted Desk, Bookshelves & Storage, Window Overlooking Communal Gardens, Double Radiator, Cornicing.



FULLY TILED LUXURY BATHROOM: 10'4 x 6'2 (3.15m x 1.88m)

Recently Installed with Modern White Designer Bathroom Suite Comprising Panelled Bath with Mixer Taps & Shower Attachment, Wide Porcelain Wash Hand with Mixer Taps & Cupboard Beneath, Built in Low Flush WC with Bidet Spray. Porcelain Flooring, Chrome Heated Towel Rail.



COMMUNAL GARDENS:

Set Well Back from Chase Road, Plus Paved Pathway with Easy Access to Oakwood Tube Station - Literally 1-2 Minutes' Away.



FRONTAGE TO CHASE ROAD:
Also Showing the 2 Sets of French Doors, Kitchen Window, Main Bathroom



SECURITY GATES:



PRIVATELY GATED OFF STREET PARKING:
There Appears to be Ample and Unallocated OFF STREET PARKING.





Harper Close, Oakwood N14

TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	76

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

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.