

**Willingdon Road, London, N22 6SF**



**Asking Price £425,000**

\* INTERNAL VIEWINGS IS HIGHLY RECOMMENDED 0208 802 5800 \* TWO BEDROOM SPLIT LEVEL FLAT \* CONVERSATION APARTMENT \* MORDEN KITCHEN \* MORDEN UPSTAIRS BATHROOM \* SHARED ROOF TEERRACE GARDEN \* CLOSE PROXIMITY TO TURNPIKE LANE \* CLOSE PROXIMITY TO LOCAL AMENITIES \* PARKING

VIEWINGS ARE HIGHLY RECOMMENDED SO GET IN BEFORE THE RUSH.

NEW LEASEHOLD: 159 YEARS REMAINING

### **Entrance Hallway**

Intercom entry phone system, single radiator power point and solid oak flooring.

### **Living Room**

**13'10" x 11'4" (4.22 x 3.45)**

UPVC double glazed window to front aspect, single radiator, power point and solid oak flooring.

### **Kitchen**

**10'2" x 9'7" (3.10 x 2.92)**

UPVC double glazed window to front aspect, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, electric oven and hob, chimney style extractor fan, power point and solid oak wood flooring.

### **First Floor Landing**

Loft access via hatch and stripped wood flooring.

### **Bedroom One**

**11'5" x 10'5" (3.48 x 3.18)**

UPVC double glazed window to front and side aspect, single radiator, power point and stripped wood flooring.

### **Bedroom Two**

**14'6" x 8'8" (4.42 x 2.64)**

UPVC double glazed window to side and rear aspect, power point and fitted carpet.

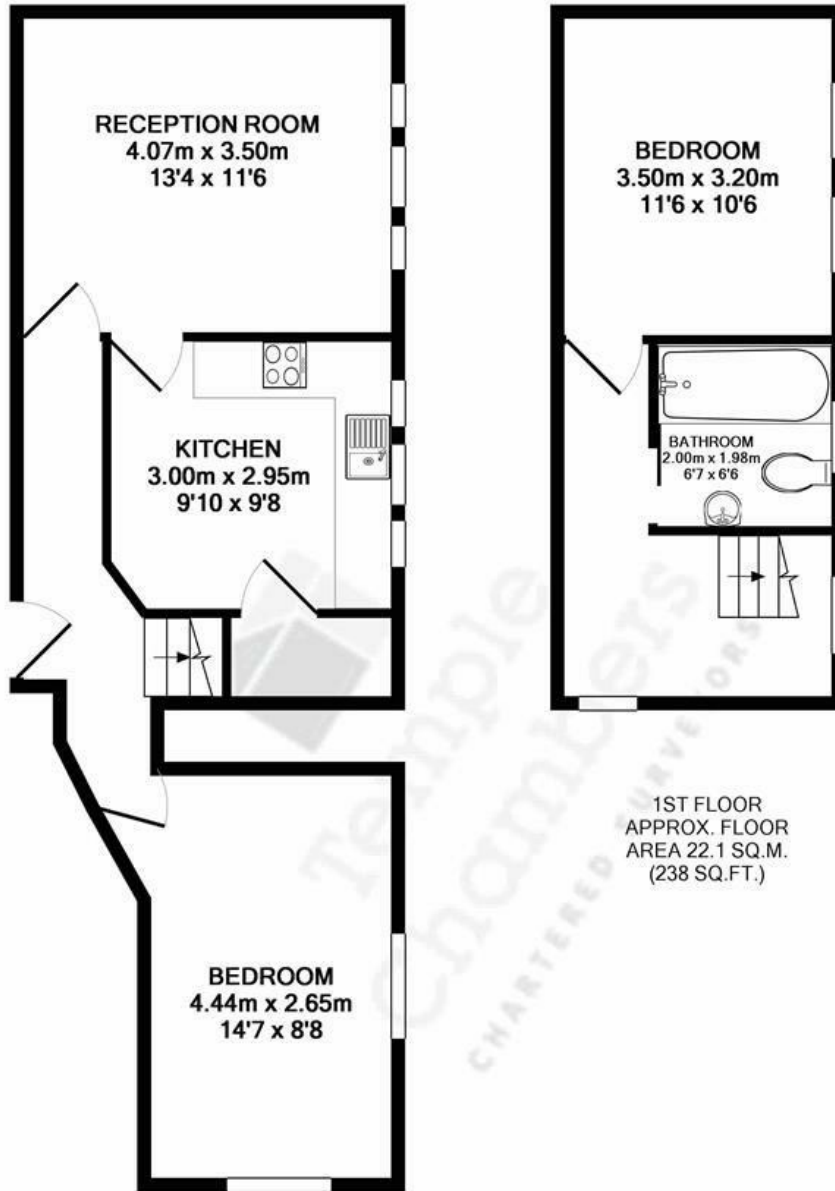
### **Bathroom**

**6'9" x 6'5" (2.06 x 1.96)**

UPVC double glazed window to side aspect, panel enclosed bath with shower attachment, wash hand basin set over vanity unit, low level flush w.c, tiled walls and tiled flooring.







1ST FLOOR  
APPROX. FLOOR  
AREA 22.1 SQ.M.  
(238 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 43.2 SQ.M.  
(465 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.4 SQ.M. (704 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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