



The Orchard, London

£1,350,000

Havilands

the advantage of experience



- NEW BUILD in N21
- 5 bed, 3 bath, 3 rec
- Large kitchen/diner/lounge
- Bed 1 - walk-in wardrobe and en-suite
- Top floor bed with en-suite
- Garden studio/office
- Off street Parking for 2 cars
- Underfloor heating to ground floor
- 10 year New Build Warranty
- EPC rating 88/B; potential 89/B



NEW BUILD in N21!! Havilands are delighted to present this 5 bed, 4 bath, 3 rec detached property, benefitting from quality fittings throughout. You enter through double doors into a light and spacious hallway with solid oak staircase; to your right is the reception room; then to your left is a family room. From the hall, you enter through another set of double doors into the extremely spacious kitchen (Integrated Siemens Appliances)/dining room/lounge with bi-fold doors leading to the immaculate patio and garden, complete with garden room/office. In addition to this there is also a utility room and bathroom. The first floor offers 4 bedrooms with the master suite featuring a walk-in-wardrobe and bathroom with double sinks. In addition there is also a family bathroom. On the top floor is vast bedroom with en-suite and ample eaves storage. Outside benefits from a driveway for 2 cars. Skylights throughout ensure the rooms are flooded with light plus there's a Lighting Security System, a 10 Year New Build Warranty plus excellent Energy Efficiency Rating. Viewing highly recommended.

Tenure: Freehold

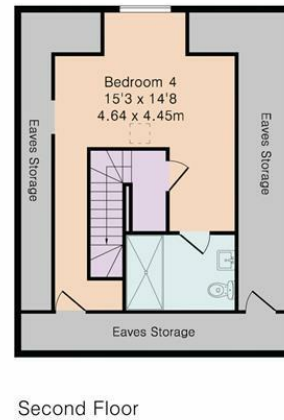
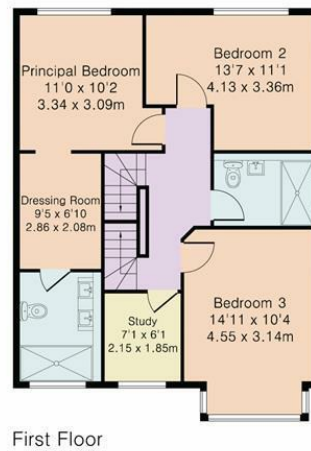
Council Tax Band: New Build - rate not yet available

Energy Efficiency Rating: 88/B; potential 89/B


For more images of this property please visit havilands.co.uk



Approximate Gross Internal Area 2397 sq ft – 223 sq m
 Ground Floor Area 1059 sq ft – 98 sq m
 First Floor Area 734 sq ft – 68 sq m
 Second Floor Area 605 sq ft – 56 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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 	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team
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