

### **Hertford Court, Green Lanes, N13**

*A larger than usual 1 double bedroom 2<sup>nd</sup> floor flat with a balcony that is currently arranged as 2 bedrooms. Situated in this highly convenient location at the junction of Green Lanes and Bourne Hill offering panoramic views; this flat **will require some internal redecorating and modernising** and would make an ideal investment or first time purchase.*



**Price - £335,000 – Leasehold**

- \* LOUNGE 19'8 x 16'7
- \* DOUBLE BEDROOM 14'10 x 11'6
- \* FITTED KITCHEN 10'2 x 9'7
- \* BEDROOM 2 10'7 x 6'0
- \* SHOWER ROOM / WC
- \* SOME UPVC DOUBLE GLAZING
- \* GAS CENTRAL HEATING
- \* TWO BALCONIES
- \* SOME PARQUET FLOORING
- \* SECURITY ENTRY- PHONE
- \* LONG LEASE
- \* GARAGE EN - BLOCK

**Hertford Court, Palmers Green, N13**

**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES:**

**COMMUNAL HALLWAY** with stairs leading to second floor:-

**ENTRANCE HALLWAY** Small lobby leading to: -

**LOUNGE 19'8 x 16'7** South-facing larger than usual front reception with direct access to own balcony having panoramic views, parquet flooring, UPVC double glazed window, access to:-

**FITTED KITCHEN 10'2 x 9'7** Amply fitted kitchen with wall and base units incorporating; built-in electric fan assisted oven, inset four burner gas hob and filter hood above, inset butler sink with mono-block mixer tap, window with rear aspect and **door to balcony**.

**From reception access to inner lobby, bedrooms and shower room:-**

**BEDROOM 1 14'10 x 11'6** Large double bedroom with a southerly aspect, custom floor to ceiling fitted wardrobes.

**BEDROOM 2 10'7 x 6'0** Fitted carpet, frosted window to rear aspect.

**SHOWER ROOM / WC** Large shower cubicle, pedestal wash and basin, low flush WC.

**EXTERIOR**

**COMMUNAL GARDENS** well maintained communal gardens.

**Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)**

***The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.***

*NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.*

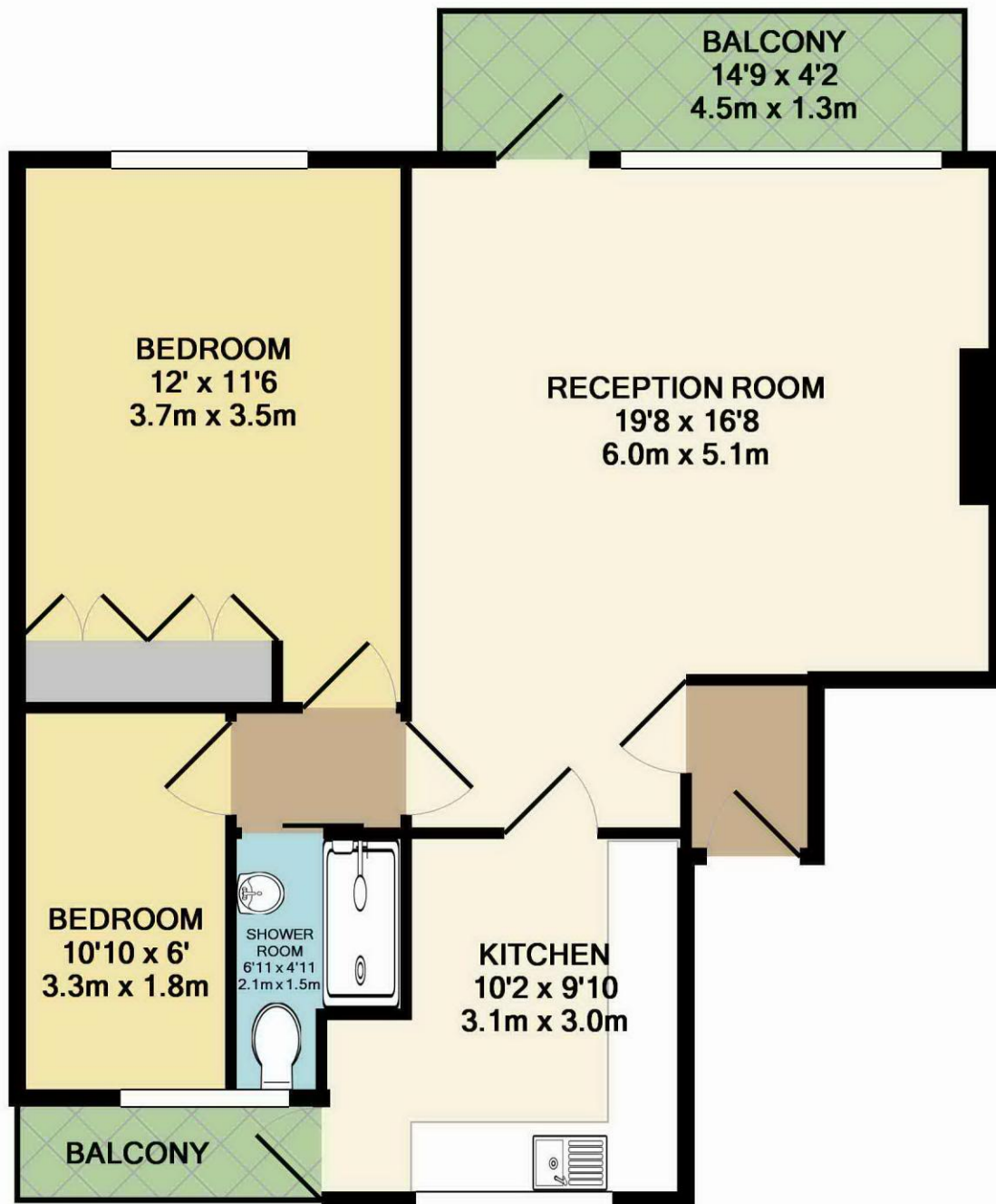
**VIEWING STRICTLY BY APPOINTMENT THROUGH:**

**BROOMFIELD ESTATES**

**22 ALDERMANS HILL**

**LONDON N13 4PN**

**OPENING TIMES: MONDAY-FRIDAY 9.00AM - 6.30PM SATURDAY 9.30AM – 1.00PM**



TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

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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