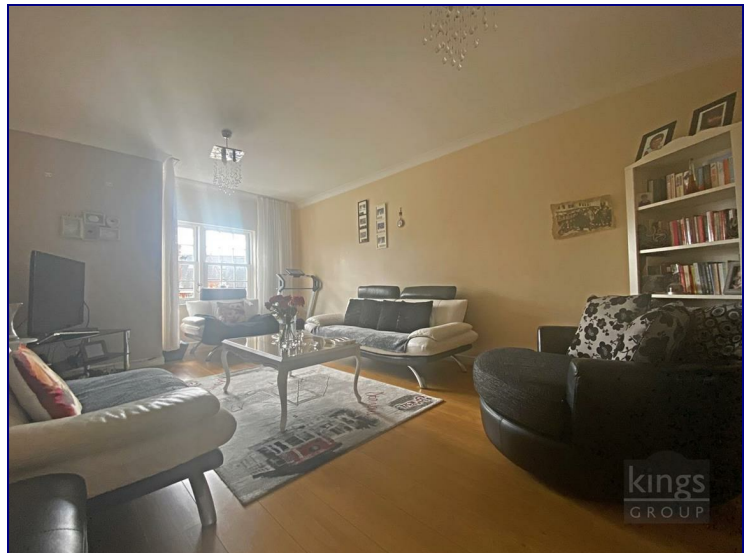


Blackwell Close, London, N21 1UL



£425,000

Kings Group are delighted to offer to the market this TWO BEDROOM SECOND FLOOR APARTMENT located in a sought after location. Situated in the popular Highlands Village location, this property has the benefits of being well connected with Oakwood Tube, Grange Park and Winchmore Hill Train Stations nearby. Highlands Village is also situated within the catchments of some excellent primary and secondary schools including Merryhills Primary School and Highlands Secondary School.

The property comprises of Entrance Hall, Reception Room, Fitted Kitchen, Bedroom 1 with En-Suite, Bedroom 2, Fitted Bathroom, and also has the added benefit of allocated parking, additional visitor parking, communal gardens and secure bike storage. In our opinion this property would be perfect for First Time Purchase or investment opportunity.

Please contact us now to arrange your appointment!

Hallway

With single radiator, laminated flooring, coved ceiling, smoke alarms, power points.

Bathroom

6'82 x 6'62 (1.83m x 1.83m)

With double glazed sash opaque windows to the rear, heated towel rail, lino flooring, extractor fan, panel enclosed bath, low level W.C, spotlights.

Reception Room

19'74 x 12'63 (5.79m x 3.66m)

With double glazed sash windows to the front, double radiator, laminated flooring, phone point, TV point, power point, coved ceiling.

Kitchen

14'86 x 8'01 (4.27m x 2.46m)

With double glazed sash windows to the rear, single radiator, lino flooring, tiled splash back, range of wall and base units with roll tops, electric hob and oven integrated, chimney style extractor fan, sink with double drainer unit, washing machine integrated dishwasher integrated, spotlights, power points.

Bedroom One

11'99 x 9'91 (3.35m x 2.74m)

With double glazed sash windows to the front, single radiator, laminated flooring, phone points, TV points.

En Suit

8'42 x 2'96 (2.44m x 0.61m)

With heated towel rail, lino flooring, extractor fan, shower cubicle, pedestal wash basin, low level W.C, shaver points, tiled splash backs, spotlights.

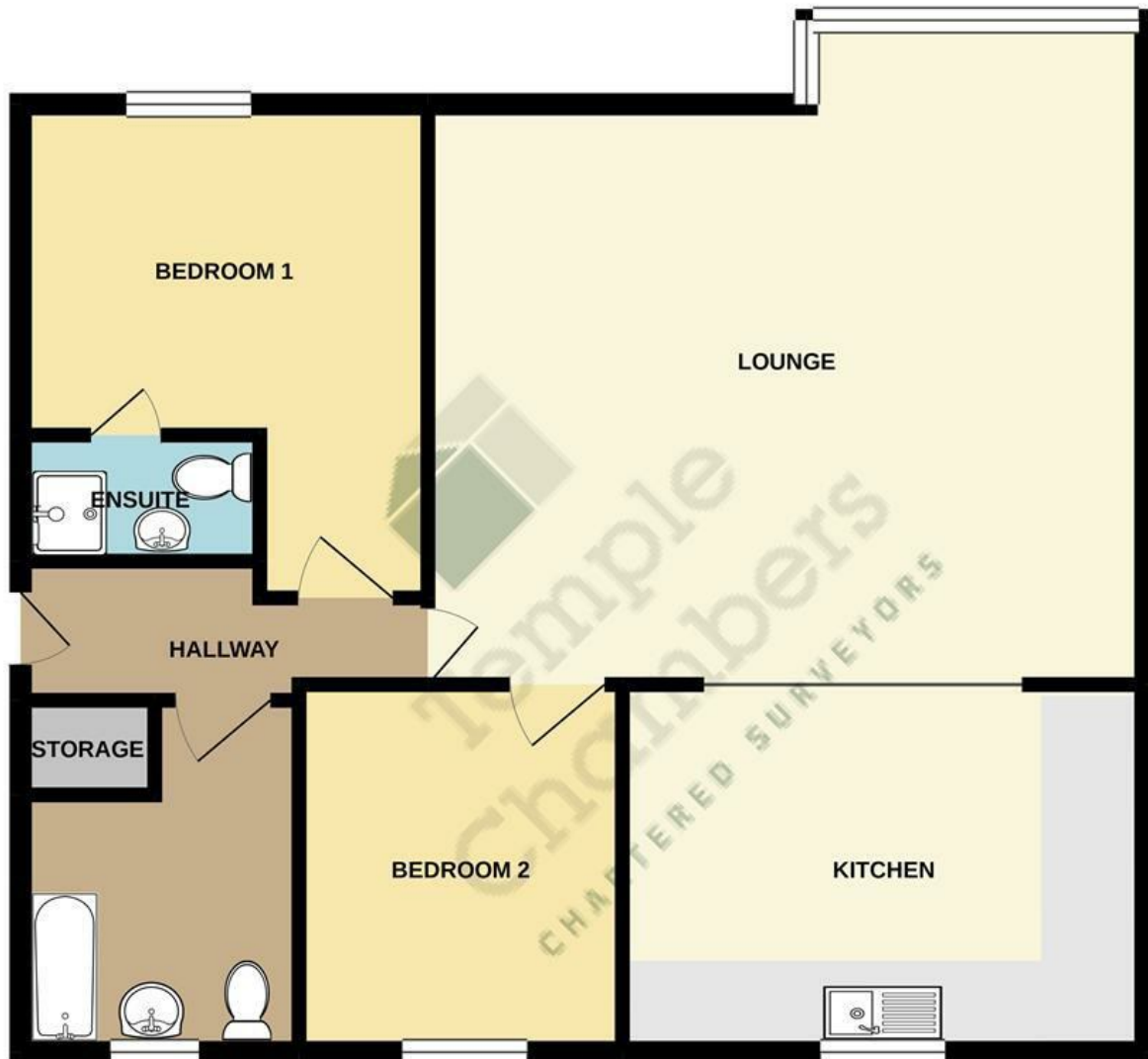
Bedroom Two

9'98 x 10'98 (2.74m x 3.05m)

With double glazed sash windows to the rear, single radiator, laminated flooring, power points.



GROUND FLOOR



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 | |

Environmental Impact (CO₂) 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 | |

