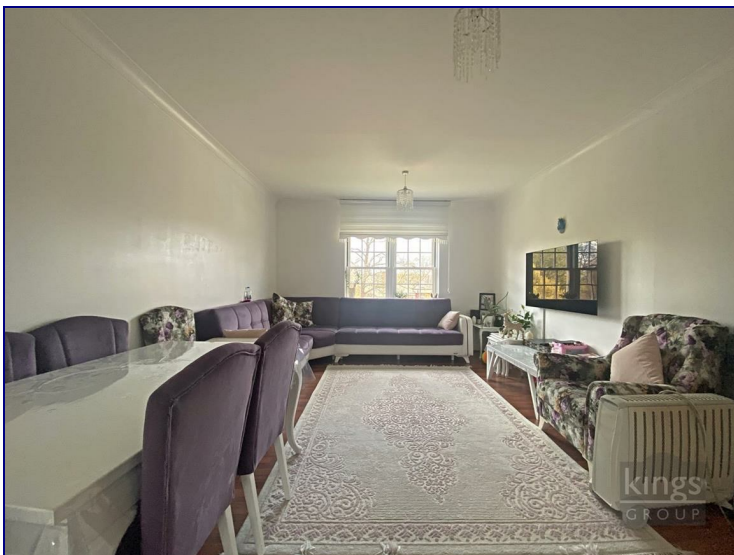


## Blackwell Close, London, N21 1UL



**£415,000**



Kings Group are overjoyed to offer to the market this TWO BEDROOM SECOND FLOOR WELL PRESENTED APARTMENT. 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 schools including Eversley Primary School and Highlands School as well as local shops and other amenities.

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.

Please contact us now to arrange your appointment!

### **Hallway**

With storage cupboard, double glazed windows, single radiator, laminated flooring, coved ceiling, power points, smoke alarms.

### **Reception Room**

**16'94 x 12'55 (4.88m x 3.66m)**

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

### **Kichen**

**8'01 x 10'96 (2.46m x 3.05m)**

With double glazed sash windows to the rear, single radiator, tiled splash backs, range of wall and base unit, lino flooring, integrated electric hob and oven, chimney style hood extractor, integrated fridge freezer, plumbed for washing machine and dish washer, spotlights, power points.

### **Bathroom**

**6'78 x 6'42 (1.83m x 1.83m)**

With double glazed opaque windows to the rear, heated towel rail, lino flooring, extractor fan, panel enclosed bath, vanity under unit wash basin, low level W.C, shaver points, tiled splash backs, spotlights.

### **Bedroom One**

**11'93 x 10'00 (3.35m x 3.05m)**

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

### **En Suit**

**8'36 x 2'93 (2.44m x 0.61m)**

With heated towel rail, lino flooring, extractor fan, shower cubicle, pedestal wash basin, tiled splash back, spotlights

### **Bedroom Two**

**10'96 x 9'43 (3.05m x 2.74m)**

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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