

# 10

OAKLEIGH  
CLOSE



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# high standards & homely charm two bedroom apartment

guide price  
£375,000 - £400,000

*this ground floor maisonette, recently renovated to blend traditional charm with contemporary style, offers a unique combination of features including off-street parking, abundant natural light, and modern amenities.*



## description

highlighting the property's character is a captivating bay window, complemented by a focal fireplace, lofty ceilings, and newly installed wooden flooring. ideal for those seeking a blend of modern comforts and outdoor space, this residence presents an inviting ambiance for discerning buyers.

upon entry, a welcoming brick façade leads into the well-appointed interior, featuring two spacious bedrooms carpeted for warmth and comfort, a sizable reception area, a sleek modern bathroom,

and kitchen facilities. ample storage solutions are seamlessly integrated throughout, while the kitchen boasts a striking aesthetic with its combination of white cupboard doors, black countertops, and chrome fixtures.

the highlight of the property is its expansive private garden, offering a tranquil retreat larger than those typically found in neighbouring two-bedroom flats.







## *location*

oakleigh close is a sought-after neighbourhood renowned for its convenient transportation options, access to various amenities, schools, and abundant green spaces for recreational activities and conveniently located near the north circular rd and the a10.

local transportation is plentiful, with arnos grove tube station nearby, providing access to the piccadilly line, and new southgate and oakleigh park br stations offering services on the great northern and thameslink routes. totteridge & whetstone station, located just a mile away, provides direct access to central london within 20 minutes via the northern line. education options abound for children, with a plethora of primary and secondary schools in the vicinity.

for outdoor enthusiasts, bethune and brunswick parks provide ample green spaces for relaxation and leisure activities. the area boasts a vibrant scene with numerous cafes, restaurants, bars, and shops.

## *a message from the seller:*

“welcome to my beloved home, i have made so many cherished memories here and laughter has filled every corner. over the years, i’ve enjoyed the convenience of off-street parking, the abundance of natural light that streams through every window, and the modern interior that has provided both comfort and style.

it’s a lovely quiet cul-de-sac, where children play freely, and the neighbours are lovely and friendly. my home offers a spacious layout that accommodates both family gatherings and quiet moments alike.

there are several parks to choose from, whether to go for a run or to take the kids to play. i’ve loved summers in my home, the large garden becomes my haven for relaxation and entertainment.

parting ways with my home will be a mix of emotions, but i know the next owners will love it as much as i have.”

*floorplan:*

10 oakleigh close,  
london, n20 ort

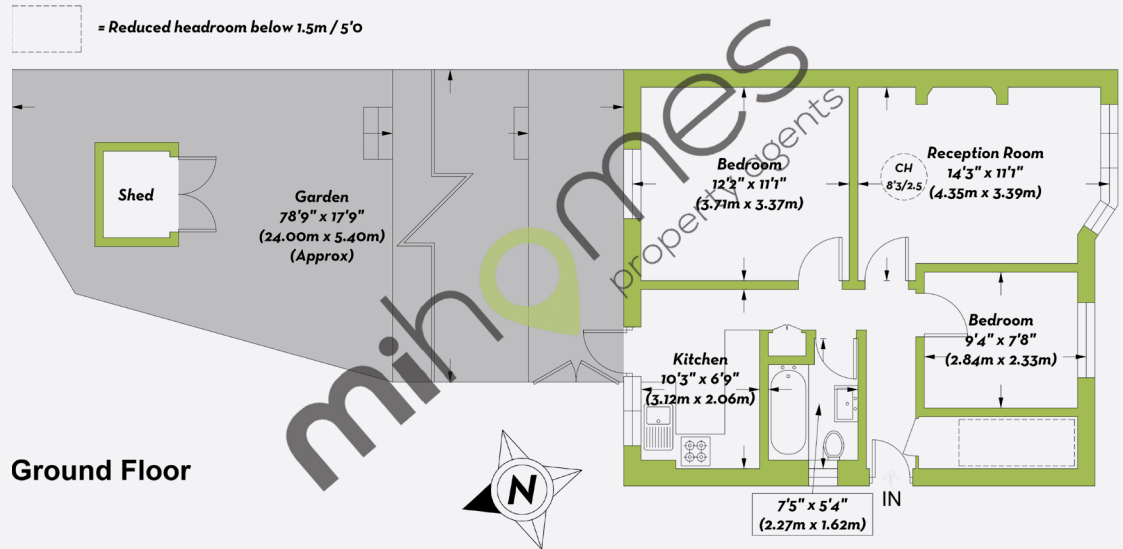
lease length:  
934 years

service charge:  
£0.00

ground rent:  
£0.00

epc rating:  
d

council tax band:  
c



**Oakleigh Close, N20**

**Approximate Gross Internal Floor Area = 530 sq ft / 49.2 sq m**  
(Excluding Reduced Headroom / Shed)  
**Reduced Headroom = 19 sq ft / 1.8 sq m**  
**Total = 549 sq ft / 51.0 sq m**

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1058039)*

*overview*

- off street parking | two double bedroom ground floor apartment
- ample storage space throughout | ground floor apartment
- recently renovated | private large rear garden
- nearby to excellent education facilities and key transport links | over 930 year lease
- | no service charge or ground rent

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