



Highlands Avenue, London

Under Offer (SSTC)

£725,000





An immaculately presented 4 bedroom end of Terrace Townhouse. Situated in a prime position on the popular Highlands Village development.

Baker and Chase are delighted to present this immaculate 4 bedroom Mid- Terrace Townhouse. Situated in a prime position on the popular Highlands Village development.

This interchangeable accommodation begins with a driveway and integral garage (which could be converted into an additional living space). Once inside, you are met by a hallway with access to the downstairs w/c, integral garage and the first reception room/4th bedroom which overlooks a spacious garden.

The first floor plays host to a stylish modern kitchen, with Quartz work tops and integrated appliances, a spacious reception room follows and boasts tiled flooring throughout and a Juliet balcony via French doors.

The second floor offers three double bedrooms, the rear facing main bedroom boasting plenty of storage space and a modern en-suite shower room. the family bathroom and loft access complete the accommodation.

Highlands Avenue occupies an envious position within the Highlands Village development which offers a Sainsbury's local on site. There are good transport links nearby including Grange Park B.R Station and Oakwood London Underground Station. There are also a number of sought after schooling options at both Primary and Secondary school level including Merryhills, Eversley and Highlands.

Service Charge: £119.50 (every 6 months).

Front

Driveway, garage

Hallway

Tiled flooring, wooden skirting boards, coving, radiator, staircase, storage cupboards, doors to

W/c

Tiled throughout, sink with two taps, radiator, w/c low flush, double glazed window to front aspect

Garage

Concrete flooring, up and over door,

Bedroom 4

Tiled flooring, wooden skirting boards, coving, radiator, double glazed windows to rear aspect, double doors to garden

Garden

Decked area, laid to lawn, with shrub borders

First floor landing

Carpet, wooden skirting boards, coving, radiator, staircase, doors to

Kitchen

Tiled flooring, wooden skirting boards, spotlights, modern kitchen with matching wall and base units with integrated appliances, 5 ring gas hob, granite worktops, sink with mixer tap, tiled splash back, double glazed windows to front aspect, double doors to

Reception Room

Tiled flooring, wooden skirting boards, coving, radiators, double glazed windows to rear aspect, double glazed French doors to rear aspect with Juliet balcony,

Second floor landing

Carpet, wooden skirting boards, coving, radiator, storage cupboard, loft hatch, doors to

Bedroom 3

Carpet, wooden skirting boards, coving, radiator, double glazed windows to front aspect

Bedroom 2

Carpet, wooden skirting boards, coving, radiator, double glazed windows to front aspect

Bathroom

Tiled throughout, bath with shower attachment, w/c low flush, pedestal sink with two taps, radiator







Main Bedroom

Carpet, wooden skirting boards, coving, radiator, double glazed windows to rear aspect, door to

En-Suite

Tiled flooring, wooden skirting boards, pedestal sink with two taps, radiator, w/c low flush, shower cubicle with tiled surround

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: 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 Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



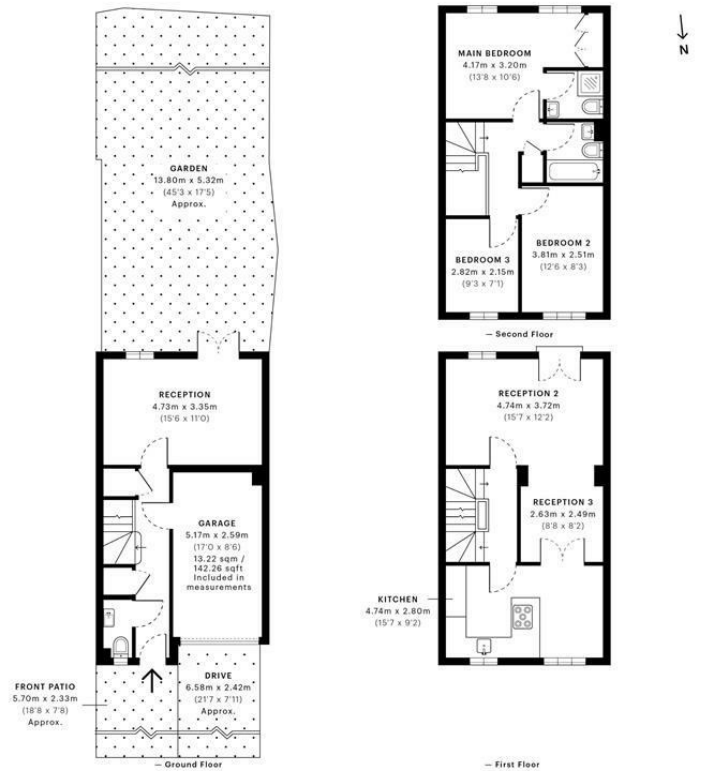


Highlands Avenue, N21

CAPTURE DATE: 08/01/2022 LASER SCAN POINTS: 7,099,627

GROSS INTERNAL AREA

127.14 sqm / 1368.52 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
127.14 sqm / 1368.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
101.93 sqm / 1097.17 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 120.45 sqm / 1296.62 sqft
AREA 30 RESIDENTIAL: 115.48 sqm / 1243.02 sqft
SPEC ID: 61d440b5e49830dc44d4703

EPC Rating C

