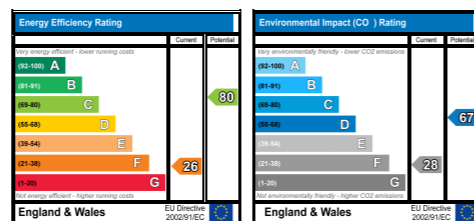


Second Floor

Approx. Gross Internal Area: 54.5 m² ... 586 ft²

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd



Chaseville Park Road, Winchmore Hill, N21



Jason Oliver Properties presents this one bedroom first floor flat situated within walking distance to Winchmore Hill local amenities, Eversley Primary School and Oakwood Park. This property offers a large hallway, lounge, kitchen/diner, bathroom and off street parking. This property will also make an ideal investment property.

£240,000 Short Lease

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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 finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Chaseville Park Road, Winchmore Hill, N21

HALLWAY

8'4" x 8'4" (2.54m x 2.54m)
Storage cupboards,
carpeted floor, loft hatch.

LOUNGE

15'4" x 10'8" (4.67m x 3.25m)
Double glazed window to rear, radiator, carpeted floor, coving to ceiling.

KITCHEN/DINER

16'10" x 10'8" (5.13m x 3.25m)
Range of wall and base units, integrated electric oven, 4 ring hob extractor fan above, stainless steel sink with mixer tap, space for fridge/ freezer, space and plumbing for washing machine, double glazed windows to front aspect, partly tiled walls, open to diner, lino flooring.

BEDROOM

15'5" x 9'1" (4.70m x 2.77m)
Double glazed windows to rear aspect, radiator, carpeted floor.

BATHROOM

8'1" x 5'3" (2.46m x 1.60m)
Comprising panelled bath, hand wash basin, low flush w.c., double glazed obscure window to front aspect, fully tiled walls.



Chaseville Park Road, Winchmore Hill, N21

PARKING

Gated off street parking

LEASE

60 years remaining lease

GROUND RENT

Approx. £200 per annum

INSURANCE

Approx. £250 per annum

