



## Haynes Close, London, N17 0QX

### Offers Over £280,000



Welcome to this charming two-bedroom maisonette located in the desirable Haynes Close, London. This property boasts a delightful reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The maisonette features a well-maintained bathroom, ensuring your comfort and convenience. The property's split-level layout adds a unique touch, providing a sense of space and separation within the home.

One of the standout features of this property is its excellent condition, offering a bright and airy atmosphere that is sure to uplift your spirits and private balcony. The proximity to Northumberland Park train station makes commuting a breeze, ideal for those who need to travel for work or leisure.

Parking is made easy with permits available, ensuring you never have to worry about finding a space for your vehicle. Additionally, being close to schools, parks, and amenities, this location offers convenience and accessibility for all your daily needs.

Lease length: 117 years  
Service charge: £136.26 per month  
Ground rent: £10

Don't miss out on the opportunity to make this lovely maisonette your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.

- Two Bedroom Masionette
- Split level flat
- Excellent condition
- Two double bedrooms
- Lots of storage
- Long lease
- Parking
- Walking distance to over ground & bus links (Northumberland Park)
- Close to Tottenham Marshes
- Close to excellent schools and local amenities

### Viewing

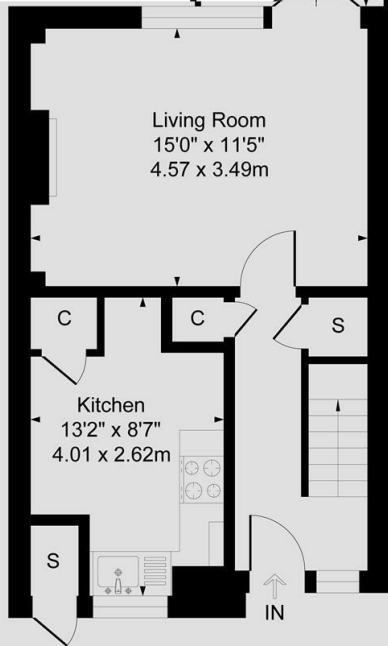
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 69.5 sq m / 748 sq ft

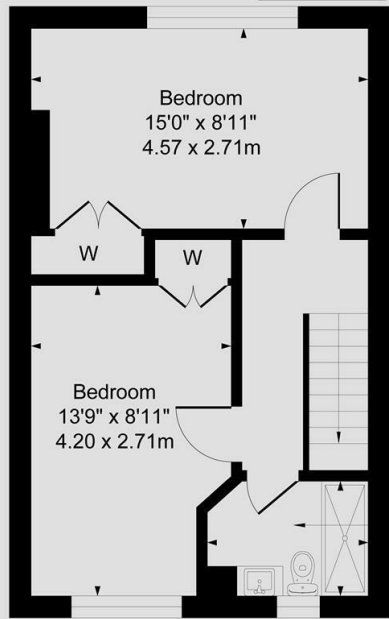


Balcony  
8'2" x 3'5"  
2.48 x 4.05m

Bathroom  
7'2" x 5'1"  
2.18 x 1.55m

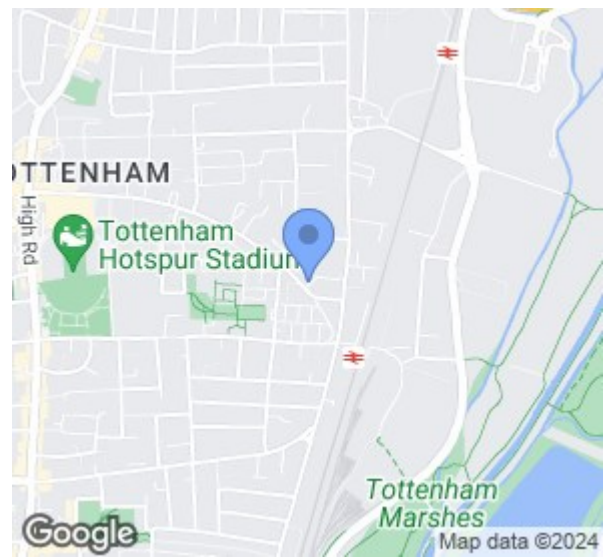


First Floor



Second Floor

Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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