



Hampden Court, Hampden Road
London, N10



Beyond your expectations

2 bedroom top floor apartment with views and parking; EPC:E

Hamptons International
256 Muswell Hill Broadway, London, N10 3SH
Sales. 020 8883 5997
muswellhill@hamptons-int.com

www.hamptons.co.uk

2 bedrooms | 548 sq ft | Parking (right to park via permit) | Recently refurbished | Top floor | Sweeping skyline views | Excellent bus links | EPC:E

Asking Price £350,000 Leasehold

Description

A bright two bedroom top (second) floor apartment extending to around recently refurbished to an excellent standard throughout. The open plan kitchen, dining and reception room has a stylish finish with grey wood style flooring, smart kitchen units and marble finishing and from which there are sweeping skyline views. Both of the bedrooms are good size doubles whilst bathroom has a clean and contemporary finish with white marble wall tiles and shower with glass door over the bath. There is a right to park on a first come first served basis (permit required).

Location

Hampden Road is an attractive residential street about a mile from Muswell Hill Broadway, with its mix of independent and high street retailers. Nearby bus links provide access into the City and West End and to stations at Highgate, Bounds Green and Alexandra Palace, while the nearby north circular gives access to rest of London as well as the M1 and motorway network of the UK.

Additional Information

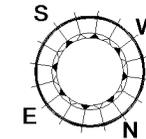
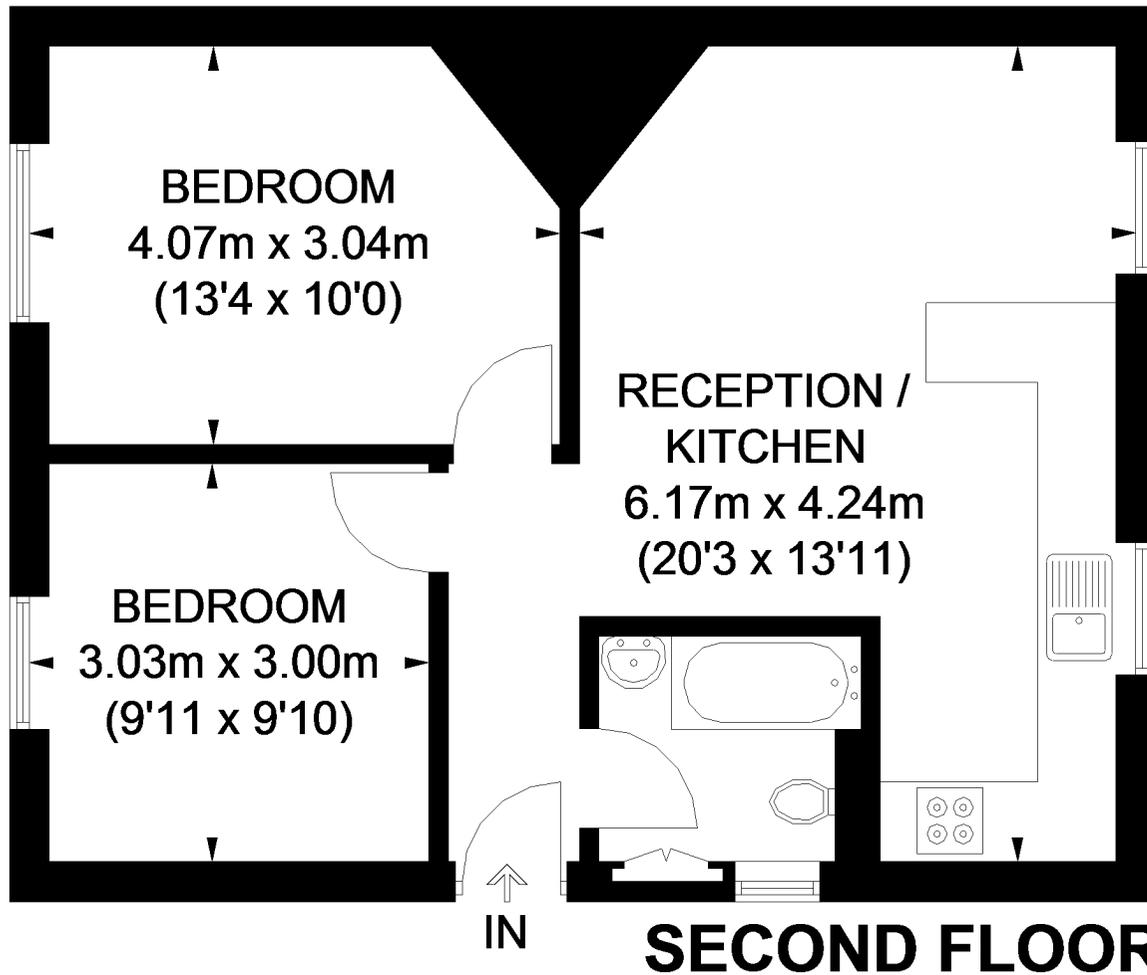
Lease ; 999 years from 1st January 2004
Service charge ; £1,200 per annum
Ground rent; £10 per annum

There are major improvement works planned for the development for which the charge from this flat will be £8,000. Our seller has informed us that they will negotiate a contribution towards this amount.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

HAMPDEN COURT



APPROXIMATE GROSS INTERNAL AREA
548 SQ. FT. (51.0 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID505805)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

