



A three bedroom split level flat situated within 1/4 of a mile from the A406 road links and local shops. The property has features that include: gas central heating and double glazing.

**Leicester House,
Cavendish Close, N18**

**Offers in excess of
£299,950 L/H**

GROUND FLOOR:**ENTRANCE:**

Secured entry doors, stairs and lifts to 2nd floor balcony to front door to hall

HALLWAY:

Entry phone system. understairs cupboard, radiator, doors to ground floor WC, reception and kitchen, stairs to first floor

RECEPTION:

18' 8" x 10' 1" (5.69m x 3.07m); Wood laminate flooring, double glazed window to rear aspect, TV point, telephone point

GROUND FLOOR WC:

Double glazed window to front aspect, low flush WC, parquet flooring

KITCHEN:

11' 0" x 9' 3" (3.35m x 2.82m); Fitted wall and base units with roll edge worktops, integrated electric oven and hob, extractor, plumbed for washing machine and dishwasher, sink/drainage unit with mixer tap, wall mounted combi boiler, space for fridge/freezer, tiled floor, double glazed window

FIRST FLOOR:**LANDING:**

Doors to bedrooms and bathroom, 2 x storage cupboards

BEDROOM 1:

12' 2" x 10' 5" (3.71m x 3.17m); Wood laminate flooring, radiator, double glazed window to front aspect, in built storage

BEDROOM 2:

11' 2" x 10' 5" (3.40m x 3.17m); Double glazed window to rear aspect, radiator, in built storage

BEDROOM 3:

8' 5" x 8' 2" (2.56m x 2.49m); Double glazed window to rear aspect, radiator

BATHROOM:

9' 0" x 6' 3" (2.74m x 1.90m); Double glazed window to front aspect. Panel enclosed bath and pedestal wash hand basin, low flush WC, radiator. Fully tiled, wall mounted electric shower

EPC:

EER: D

VIEWINGS:

Strictly by appointment

ref: CSE2425