

1 Bed Apartment In Oakleigh Court Murray Grove, London, N1 7LR £390,000





## SHORT DESCRIPTION

Property Ref: 14899 Full Description Immaculately Presented One Double Bedroom Third Floor Apartment with lift access and video intercom. The apartment also benefits from a South / South Westerly Facing Balcony within this modern gated development And offered For Sale with No Chain Must See Opportunity VIDEO TOUR ALSO AVAILABLE ON REQUEST ACCOMMODATION Entrance Hall - The entrance door opens to the hall, with a storage cupboard, engineered wood flooring and doors to the reception room/kitchen, the bedroom and the bathroom. Reception Room/Kitchen - Bright and spacious open plan living space with a fitted kitchen and space for both living and dining, with engineered wood flooring, a double glazed window and a door to the balcony. The kitchen features a range of modern white wall and base units with complementing worktops over and Metro-style splashbacks, with a stainless steel sink basin and an integrated electric oven with a countertop ceramic hob and overhead extractor hood, with space for further appliances. Bedroom - Double size room providing ample space for furniture with engineered wood flooring and a double glazed window. Bathroom - Modern partly tiled suite comprising a push-button WC, a pedestal sink basin with a spotlighted mirror over, and a paneled bath with an overhead shower and glass screen. EXTERNAL BALCONY: The property has its own balcony which benefits from being south / south westerly facing with space for furniture and offering elevated views. AREA; Located close to excellent amenities and transport links with the Old Street Tube station close by. ADDITIONAL INFORMATION: Area Local Authority: Hackney Broadband; Purefibre Hyperoptic Lease: 99 years from 19 September 2007 Annual Ground Rent: Peppercorn £10.00 PA Monthly Service Charge: £229.26 VIEWINGS BY APPOINTMENT Early viewing is highly recommended Property Type: Apartment Full selling price: £390000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 81 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2751.00 Council tax band: C EPC rating: In progress Measurement: 479 Sq Ft Outside Space: Balcony Parking: Permit, On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

1

Bed Room(s)

1

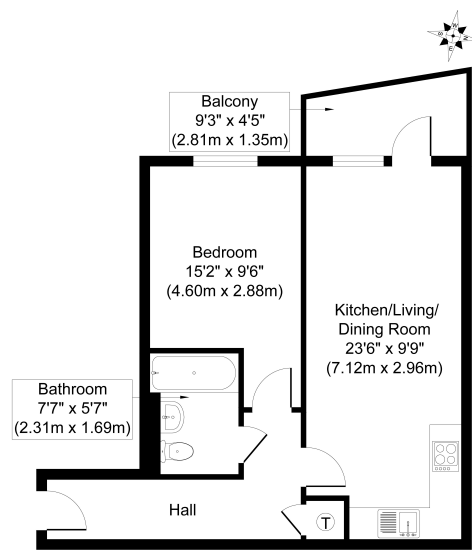
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Third Floor**  
**Approximate Floor Area**  
**479 sq. ft**  
**(44.53 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC GRAPH

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