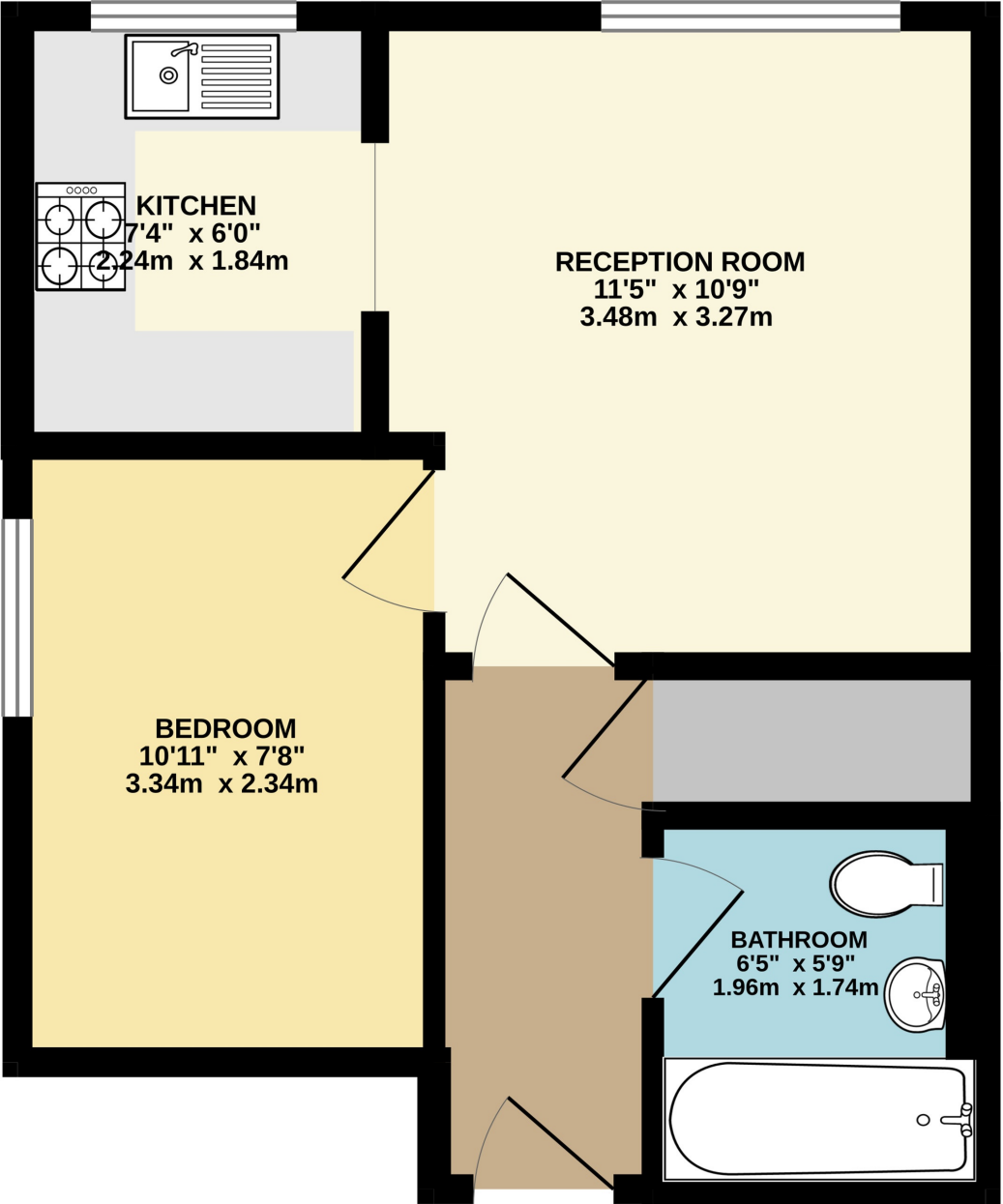


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 344 sq.ft. (32.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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71 Hickory Close, London N9 7PY

£190,000
Leasehold

- Great Investment or First Property
- One Bedroom First Floor Flat
- Easy Access to A10 & A406 North Circular Road
- UPVC Double Glazing
- Council Tax Band B
- Chain Free & Vacant
- Lease 92 Years Remaining
- Close to local amenities
- Communal Garden & Parking



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ADAM KENNEDY
SALES & LETTINGS

Hallway

Front door, laminate flooring, door to bathroom on side aspect, door to reception, power points.

Reception (3.48m x 3.27m)

UPVC Double Glazed window to front aspect, electric radiator, laminate flooring, power points, entry to kitchen.

Bedroom (3.34m x 2.34m)

UPVC Double Glazed window to side aspect, electric radiator to side aspect, laminate flooring, power points, door to reception.

Kitchen (2.24 x 1.84m)

UPVC Double Glazed window to side aspect, stainless steel sink, built in electric hob, built in electric oven, electric extractor hood, fitted wall and base units with work top surfaces, washing machine, power points.

Bathroom (1.96m x 1.74m)

3 Piece suite comprising of low flush W.C, vanity wash hand basin, bath plus shower attachment, fully tiled walls, storage cupboard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	