

# THE CRESSWELLS



17 & 19 Downes Court,  
Winchmore Hill,  
London  
N21 3PT

**OCTAGON**

[www.octagon.co.uk](http://www.octagon.co.uk)



(Computer Generated Image)

# THE CRESSWELLS

**OCTAGON**

2 semi-detached, magnificent family residences, situated in the prestigious area of Winchmore Hill, London. Offering substantial accommodation over three floors and set in two beautifully landscaped South West facing gardens.

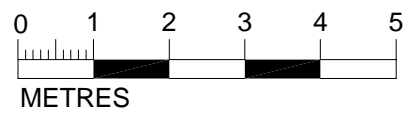
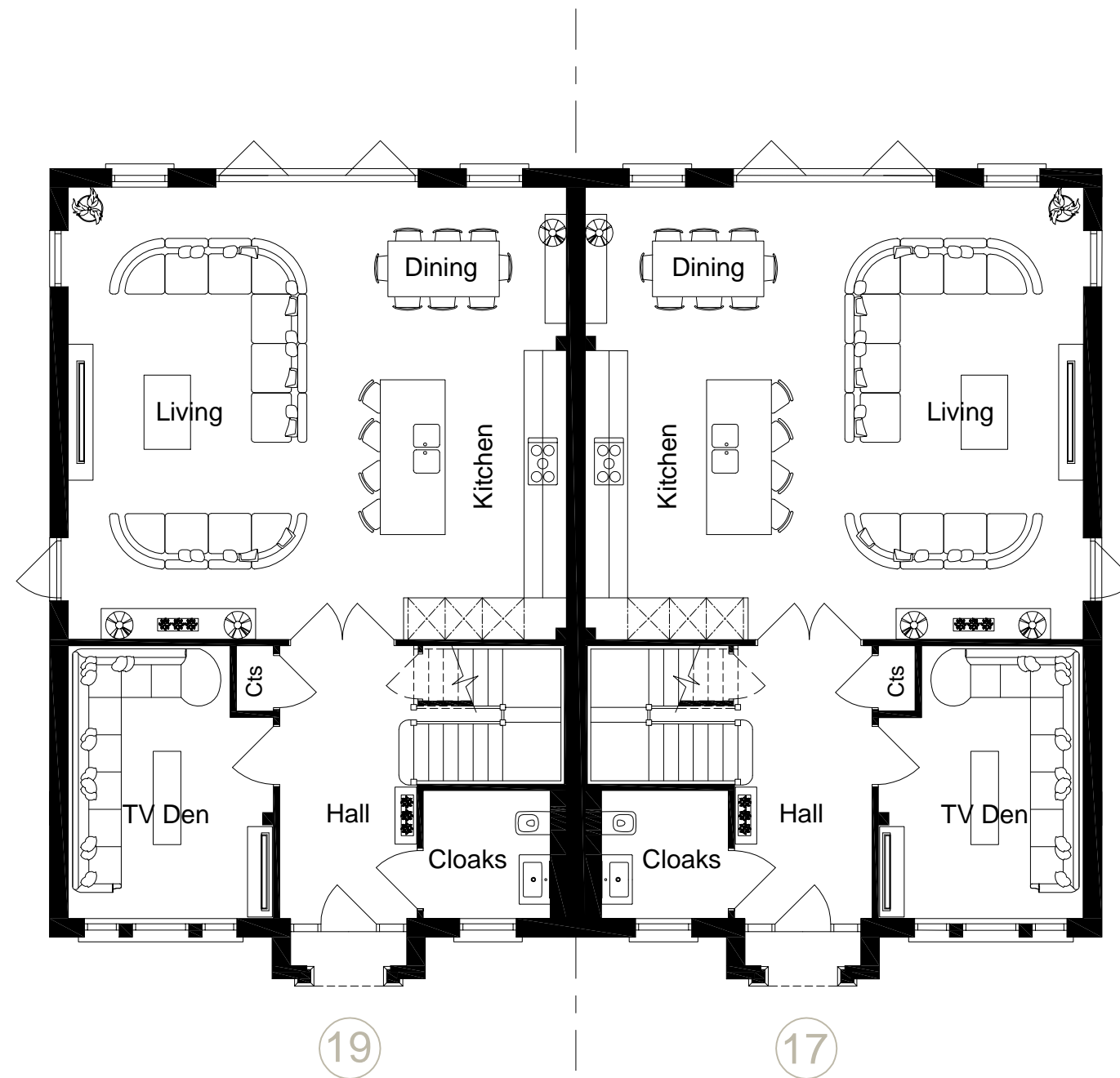
- Master Bedroom Suite .
  - Guest Suite.
  - Two further Bedrooms
  - Family Bathroom.
  - TV Room.
  - Spacious Living/Dining/Kitchen.
  - First Floor Utility Room.
  - Off road parking.
  - 2 South Westerly backing plots of:-
    - ①7 = 0.069 acres / 0.028 hectares
    - ①9 = 0.073 acres / 0.029 hectares
- in an eminent road adjacent to parkland.

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# GROUND FLOOR PLAN

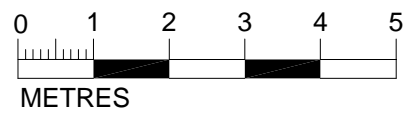
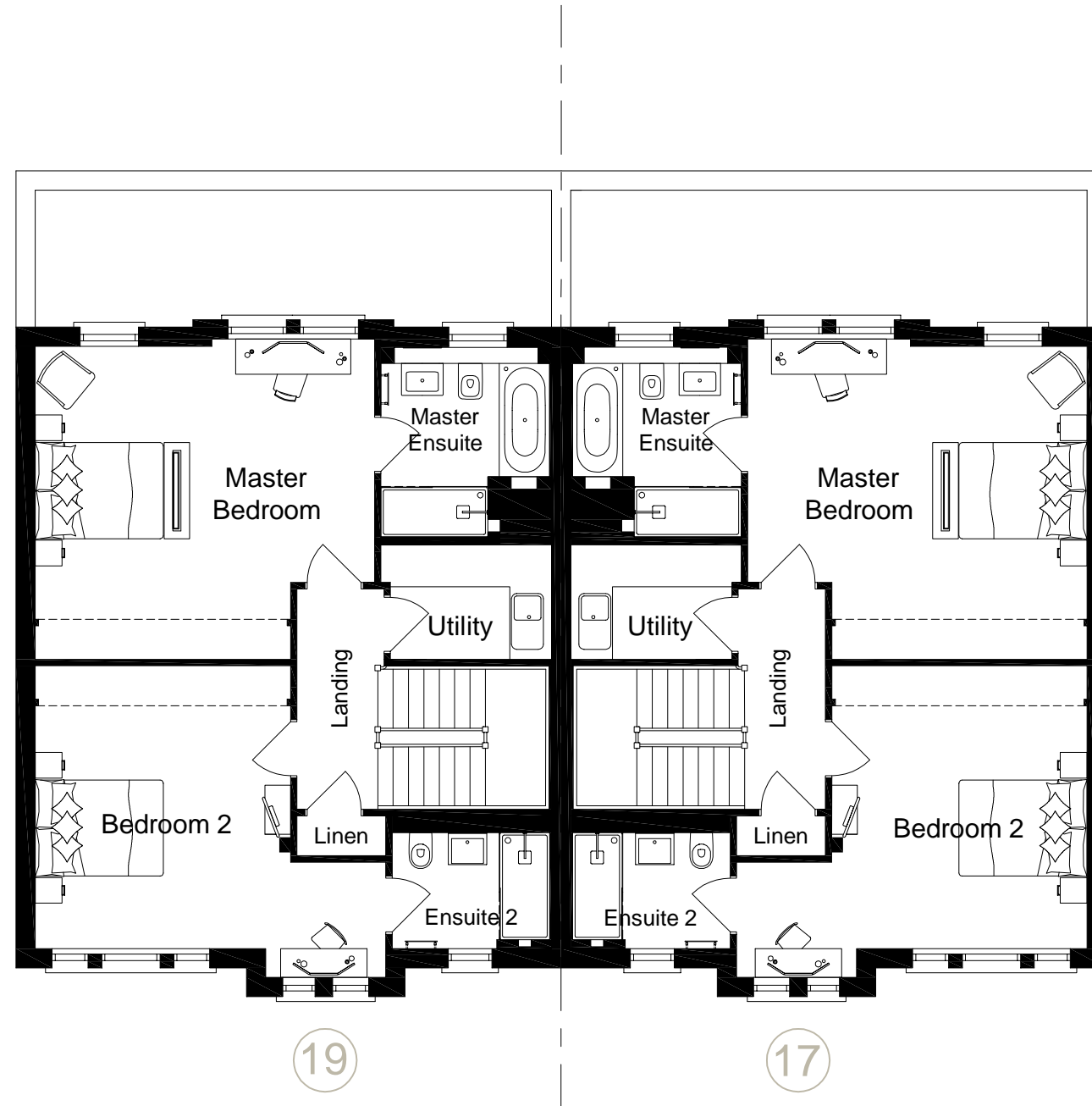


1 : 100

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# FIRST FLOOR PLAN

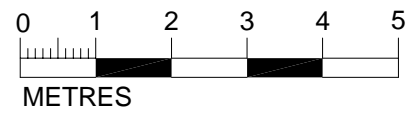
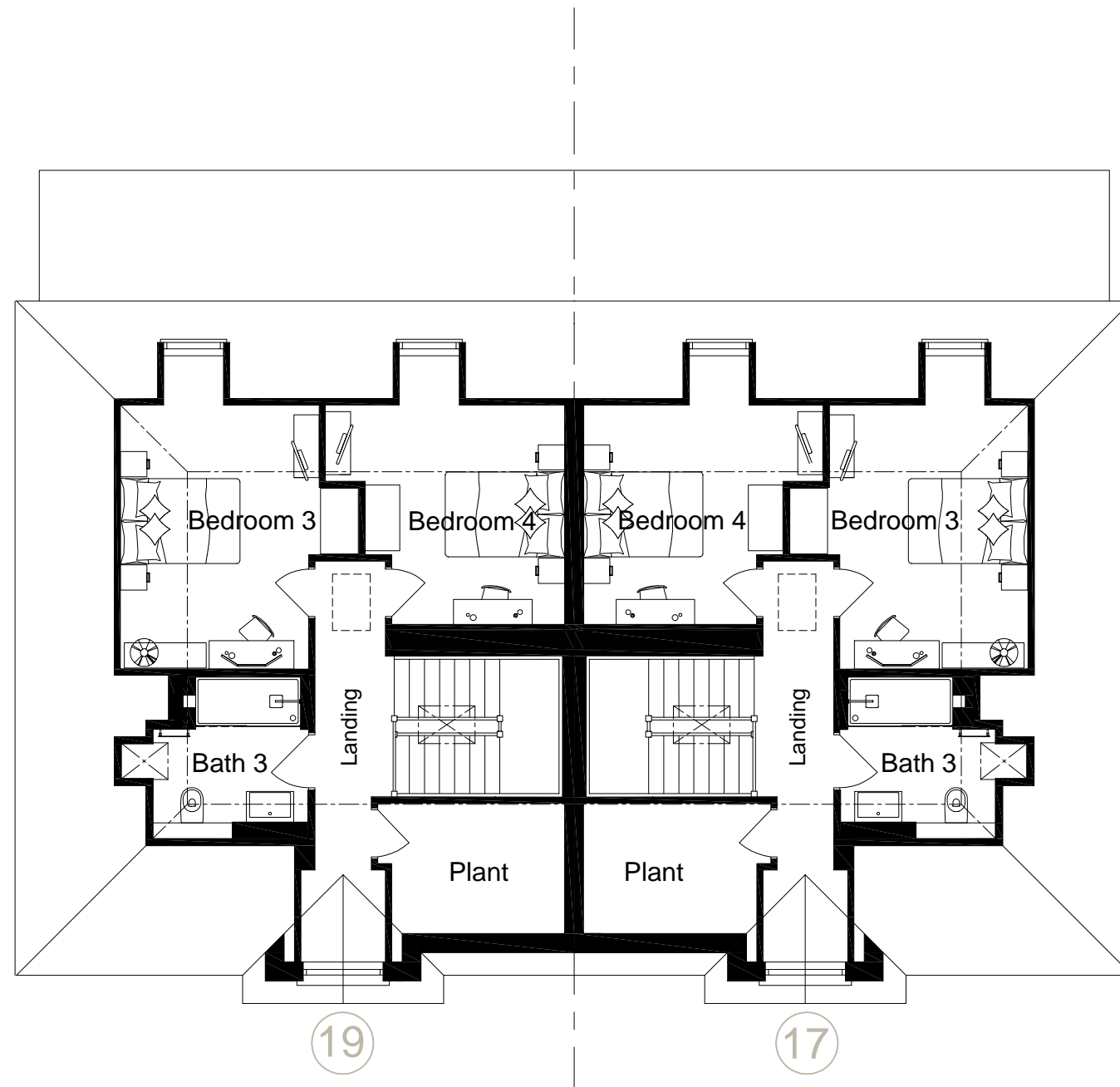


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# SECOND FLOOR PLAN



1 : 100

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# ROOM DIMENSIONS

## GROUND FLOOR

Kitchen/Living/Dining	8.03m x 7.31m	26'4" x 24'0"
TV Den	4.39m x 3.30m	14'5" x 10'10"

## FIRST FLOOR

Master Bedroom	5.28m x 4.87m	17'4" x 16'0"
Bedroom 2	5.47m x 4.39m	18'0" x 14'5"

## SECOND FLOOR

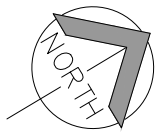
Bedroom 3	4.16m x 3.12m	13'8" x 10'3"
Bedroom 4	3.78m x 3.48m	12'5" x 11'5"

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# SITE PLAN



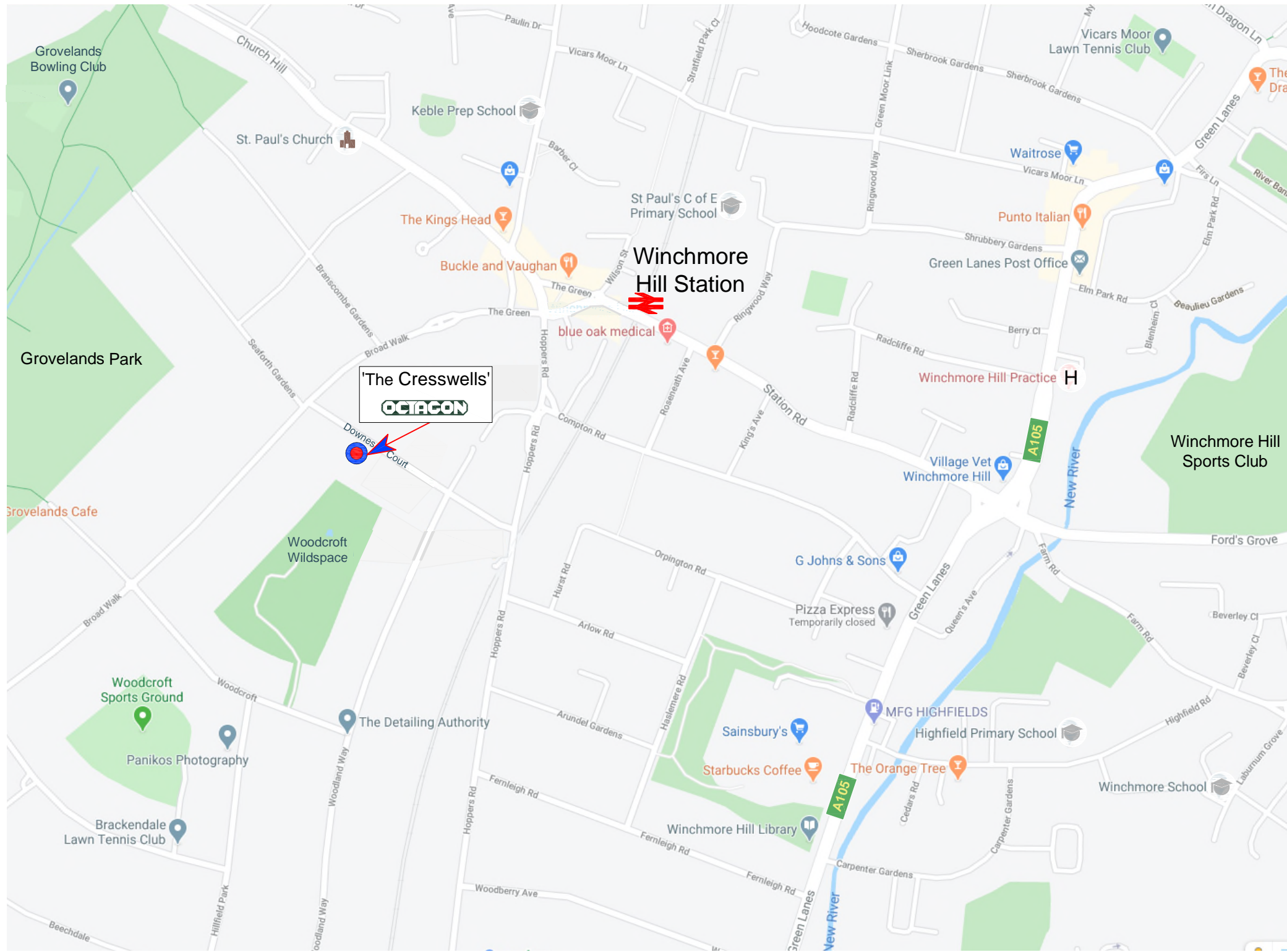
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### RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Ltd., together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

### WARRANTY

The property is independently surveyed during construction and will be issued with a ten year warranty certificate upon satisfactory completion of the dwelling, either by the Local Authority Building Control (LABC), or National House Building Council (NHBC).

### MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

### SUBJECT TO CONTRACT

All particulars in this document, including the illustrations of the house and its gardens, are for guidance only, as it may have been necessary to introduce some alterations to these or their specifications since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.

#### Disclaimer:

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representations of fact. Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

## LOCATION PLAN



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