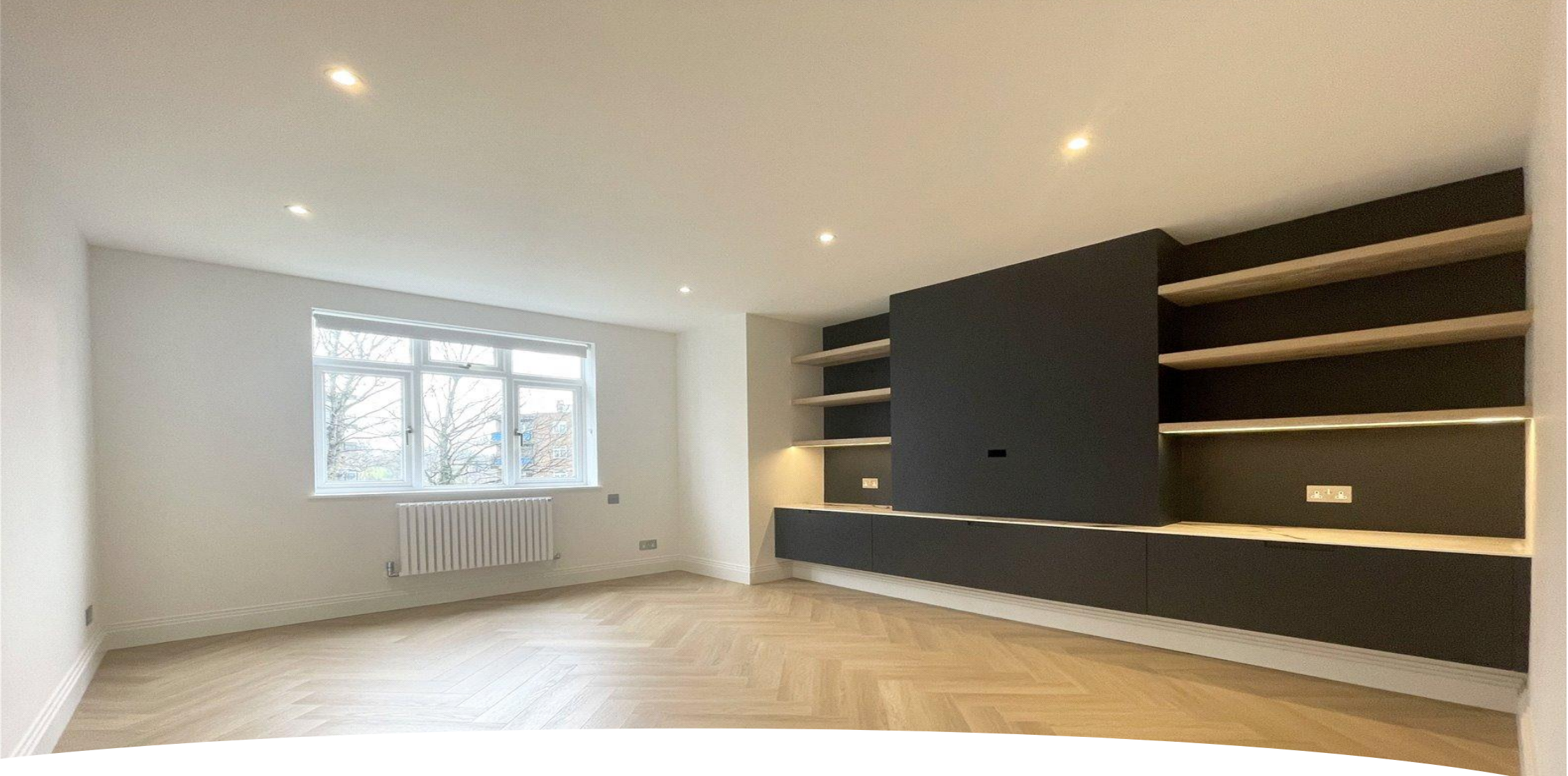


STATONS

Haslam Court, N11



Haslam Court Waterfall Road London N11 1NJ

Step into contemporary living with this modern first-floor apartment boasting 2 bedrooms in a sought-after location. Unfurnished, this property offers a blank canvas for you to make it your own. The apartment is a perfect fusion of luxurious finishes and homely comforts, creating an inviting and comfortable living space. Enjoy the spacious layout that exudes a stylish charm, ideal for both relaxing and entertaining.

With ample natural light streaming through the windows, the apartment feels bright and airy throughout. Benefit from easy access to local amenities, transport links, and green spaces, making it a convenient and desirable place to call home. Don't miss the opportunity to make this stylish apartment yours and experience modern living at its finest. Contact us today to arrange a viewing.

Council Tax Band C & Enfield Council











GROSS INTERNAL AREA
70.71 sqm / 761.12 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Overall internal area (GIA)
Measured to the inside of the walls

Net internal area (NIA)
Measured to the inside of the walls, excluding the area of internal walls

Net internal area (NIA)
Measured to the inside of the walls, excluding the area of internal walls

Net internal area (NIA)
Measured to the inside of the walls, excluding the area of internal walls

Verified

RICS

Specified floor plans are drawn to the standards of the Royal Institution of Chartered Surveyors (RICS) Professional Standards. Plans and specifications are for illustrative purposes only and are not intended to be used for construction. All measurements shown are for illustrative purposes only and are not intended to be used for construction. All measurements shown are for illustrative purposes only and are not intended to be used for construction.

Net internal area (NIA)
Measured to the inside of the walls, excluding the area of internal walls

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

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