



Hurley Court
London, N12

Hurley Court

Exceptional Luxury One-Bedroom Apartment – Chain Free

This exceptional larger-than-average one-bedroom luxury apartment, extending to approximately 696 sq. ft., is offered chain free and presented in excellent condition throughout within a modern gated development.

Designed for comfortable modern living, the apartment features air conditioning, a video entryphone system, and lift access, making it ideal for first-time buyers, investors, or those looking to downsize without compromising on space or quality.

The property offers a spacious 17 ft. reception room which opens onto an impressive 18 ft. private balcony, perfect for relaxing or entertaining. The generous double bedroom benefits from a walk-in wardrobe, while the apartment also includes a separate utility room and a large contemporary bathroom with a walk-in shower.

Further benefits include an allocated covered parking space.

Ideally located, the development is just minutes' walk from local shops, bus routes and Woodside Park Station, providing excellent connectivity.

A superb home in a highly convenient location – early viewing is highly recommended.

LOCAL AUTHORITY: Barnet

BAND: D

TENURE: Leasehold

Ground Rent: £350.00 PA

Service Charge: £3,200 PA



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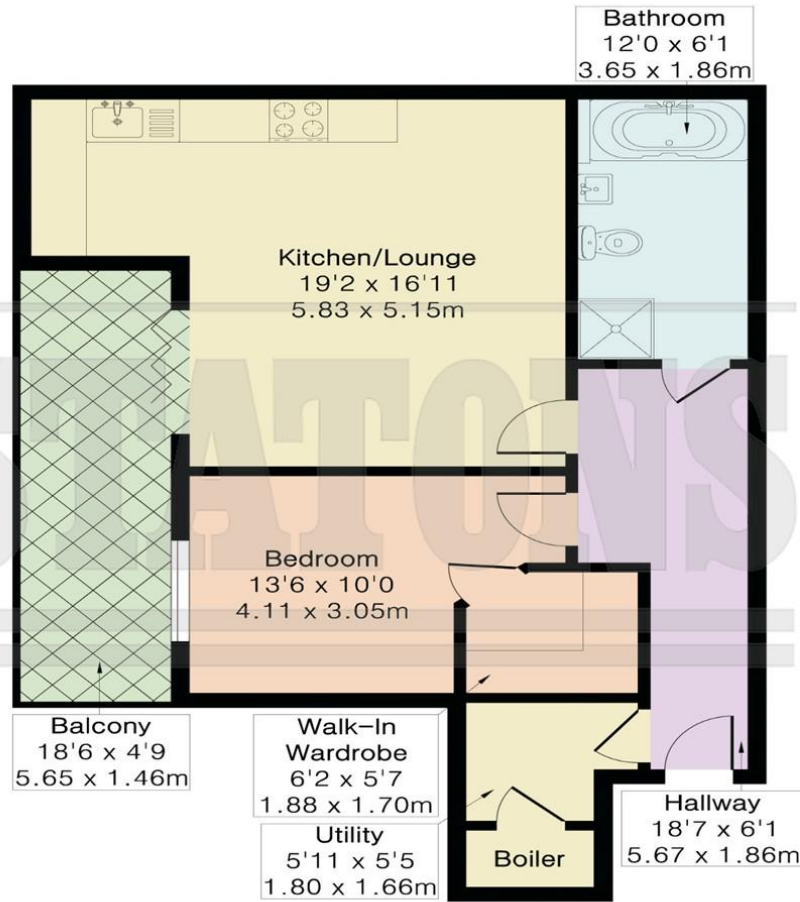








Approximate Gross Internal Area 647 sq ft - 60 sq m



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 sizes are approximate. All dimensions include wardrobe spaces where applicable.





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