



49 Ashridge Court Reservoir Road, London, N14 4BE  
Offers In Excess Of £415,000



## 49 Ashridge Court Reservoir Road, London, N14 4BE

Lanes Estate Agents are delighted to market this 3-bedroom upper-floor flat, ideally located in the heart of Oakwood.

This well-presented property boasts spacious accommodation throughout, including three generously sized bedrooms, a bright and airy lounge with direct access to a private balcony—perfect for enjoying outdoor space. The flat also features a separate bathroom and W.C, offering practicality for family living.

The property is in good condition, with a stylish finish that is ready to move into. The communal garden provides additional outdoor space, while an external storage cupboard offers convenience for bike storage.

Perfectly located just a short walk from Oakwood Station and local shops along Bramley Road (N14), this property also benefits from being close to a selection of good primary and secondary schools, making it ideal for families. For those who enjoy green spaces, the stunning Trent Park is within walking distance, offering the perfect spot for outdoor activities.

Further features include great transport links and easy access to amenities, making this a perfect opportunity for both first-time buyers and families seeking a comfortable home in a prime location.



### **Entrance**

Laminate floors, radiator, airing cupboard, doors to all rooms.

### **Lounge** 12'0" x 12'1" (3.66m x 3.68m)

Double glazed uPVC windows to front aspect, laminate floors, radiator, double glazed door to balcony.

### **Kitchen** 13'0" x 10'0" (3.96m x 3.05m)

Double glazed uPVC windows to rear aspect, laminate floors, part tiled walls, fitted oven with gas hob, extractor hood, stainless steel sink with mixer tap, space for washing machine, dishwasher and fridge freezer. Base level and eye level units.

### **Bedroom One** 13'1" x 9'1" (3.99m x 2.77m)

Double glazed uPVC windows to rear aspect, laminate floors, radiator, airing cupboard.

### **Bedroom Two** 12'0" x 12'0" (3.66m x 3.66m)

Double glazed uPVC windows to front aspect, laminate floors, radiator.

### **Bedroom Three** 12'0" x 6'0" (3.66m x 1.83m)

Double glazed uPVC windows to front aspect, laminate floors, radiator. storage cupboard.

### **Bathroom** 6'0" x 4'11" (1.83m x 1.50m)

Double glazed frosted window to rear, tiled floors, part tiled walls. panel enclosed bath with mixer tap and shower attachment, vanity hand basin with mixer tap, heated towel rail.

### **W.C**

Double glazed frosted window to rear, laminate floors, hand basin with mixer tap, low level close couple w.c.







Approximate total area<sup>(1)</sup>  
772.95 ft<sup>2</sup>  
Reduced headroom  
1.34 ft<sup>2</sup>

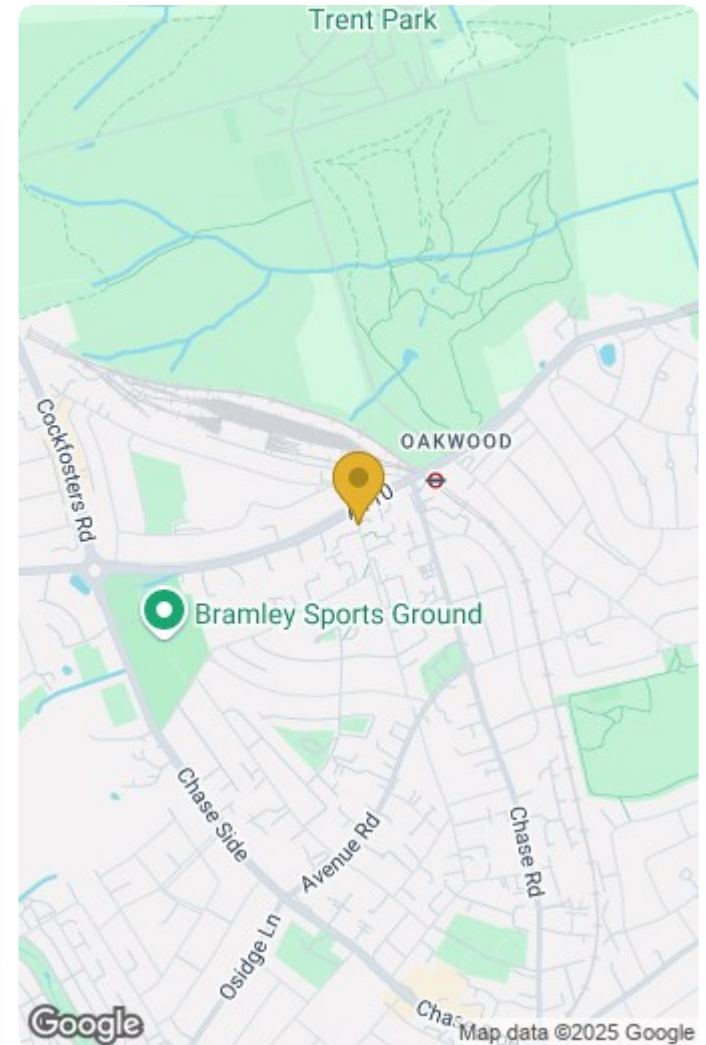
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

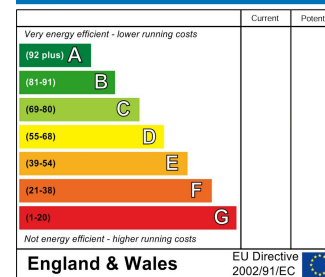
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

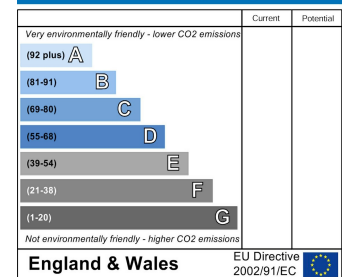
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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