



Etchingham Park Road, London, N3

£525,000 *Share of Freehold*



We are pleased to offer this bright and spacious ground floor flat, set in a beautiful, double fronted period building, within a stone throw of Ballards Lane amenities, Victoria Park, and transport links.

KEY FEATURES

- Set in a period style building
- Ground floor
- Prime location for amenities & transport links
- Two bedrooms
- Modern fitted kitchen & bathroom
- Private patio area & communal gardens
- Allocated parking
- Share of freehold



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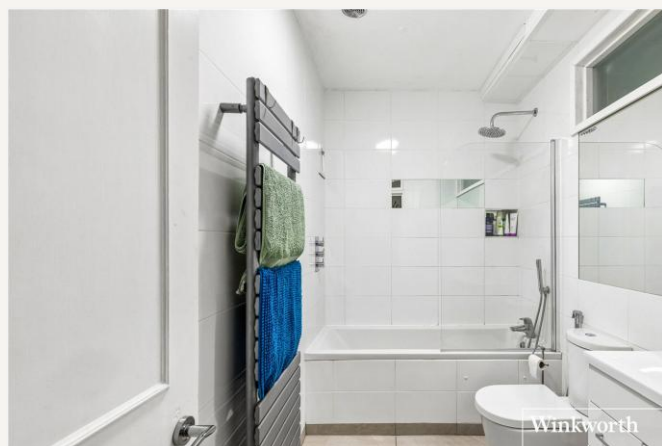
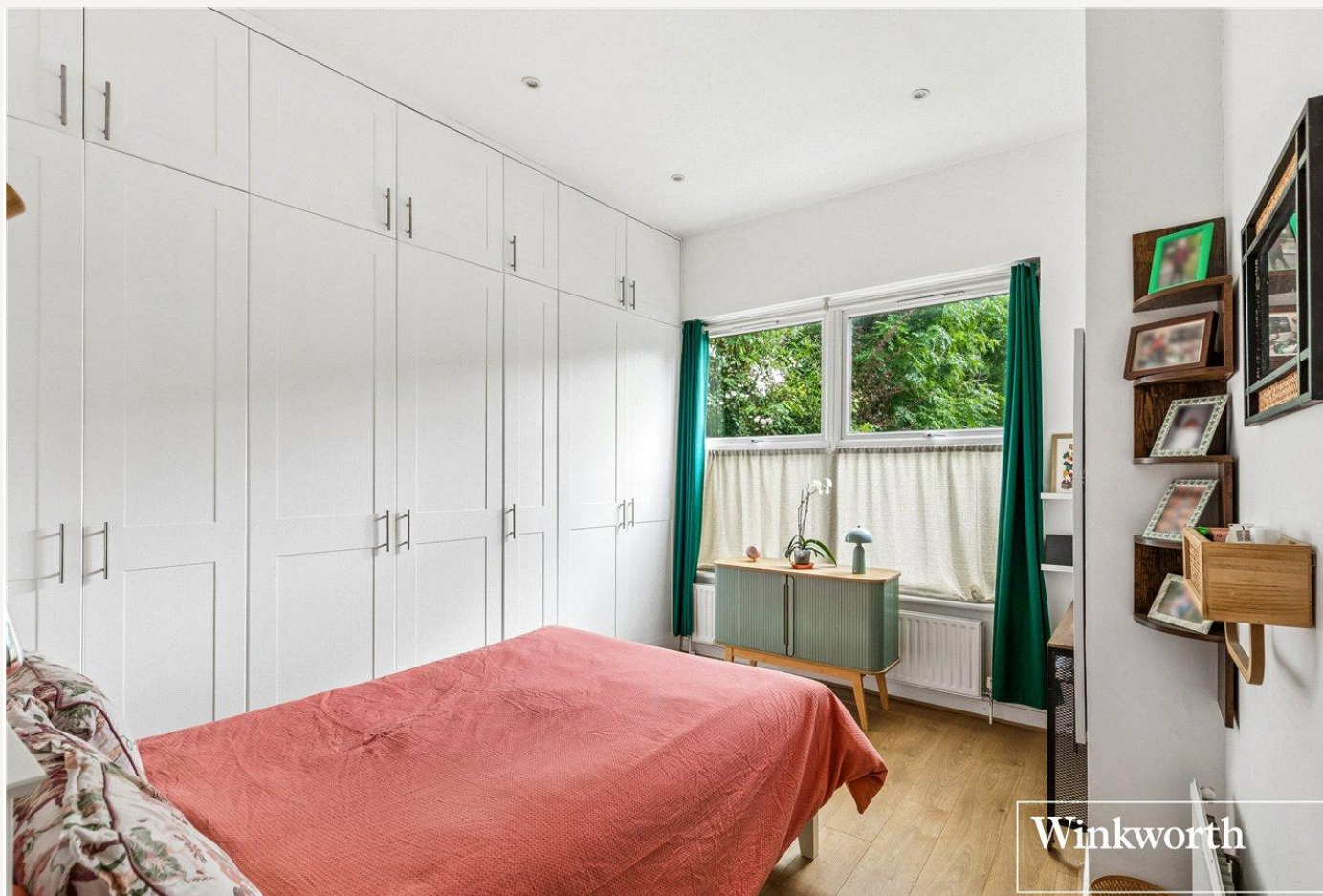
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The property offers good living space throughout and is comprised of two bedrooms with the primary bedroom having the benefit of fitted wardrobes offering very good storage space, modern fitted bathroom, open plan kitchen / dining area leading on to a separate living room, which could also be used as a study room. Further benefits include private patio area, lovely communal grounds, and an allocated parking space. There is attic space as additional storage. Offered with a share of the freehold an internal viewing is highly recommended.

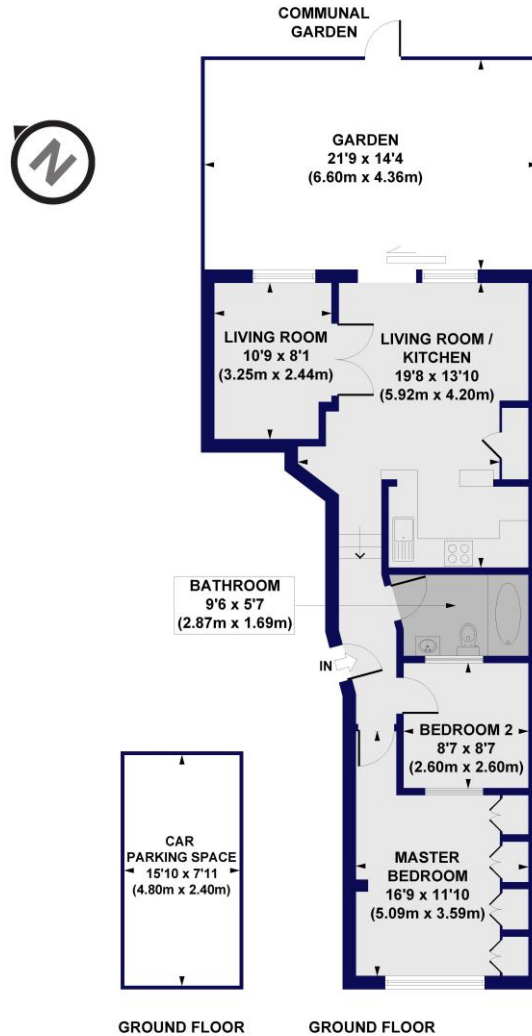




MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: D
EPC rating: C

Etchingam Park Road, N3
Approx. Gross Internal Floor Area 686 sq. ft / 63.73 sq. m

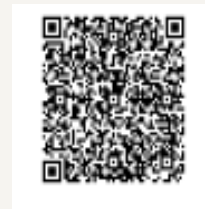


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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