



Elm Park Road, United Kingdom, N3

£350,000 *To be advised*

1 2 1

Offered for sale is this ground floor flat conversion, set within a period style building. The property is in need of modernising, but will benefit from having a 999 year lease, share of freehold, and is being sold on a chain free basis.

#### KEY FEATURES

- Gas central heating
- Double glazing
- Section of garden
- Off street parking
- Chain Free



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Further extensions possible subject to planning permission.





## MATERIAL INFO

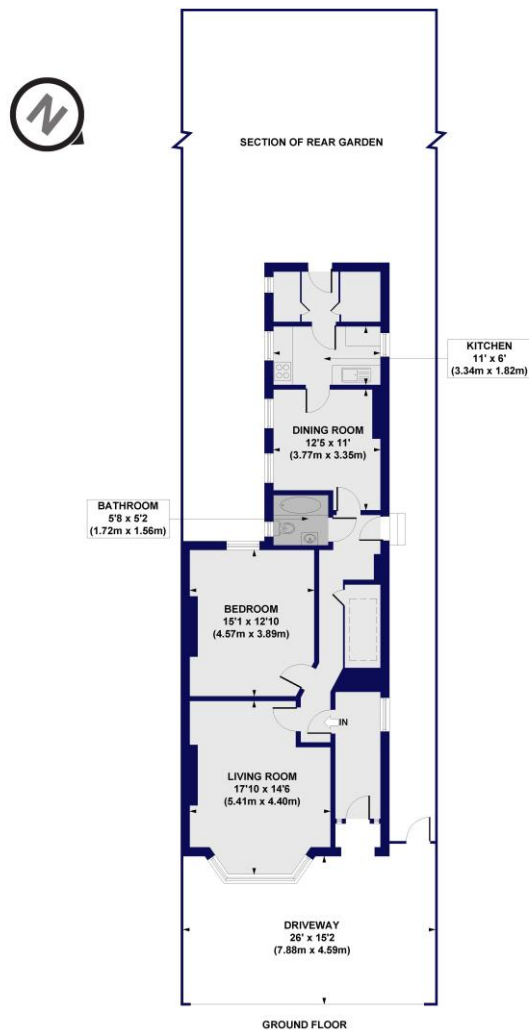
**Tenure:** Leasehold and Share of Freehold

**Term:** 999 years

**Council Tax Band:** D

**EPC rating:** D

Elm Park Road, N3  
Approx. Gross Internal Floor Area 839 sq. ft / 77.94 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 74 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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



<https://www.winkworth.co.uk/sale/property/FIN260155>

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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