



Brownswood Road, N4 2HP

Guide Price **£300,000**

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ANDREW**

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Introducing a lovely one-bedroom garden flat set within a beautiful period conversion moments from Clissold Park. The property boasts a large double bedroom with ample storage, open plan living room with fitted kitchen, modern bathroom and a private garden with a shed. The flat would be ideal for first-time buyers, and those looking for a pied-à-terre in an excellent London location.

Brownswood Road is a desirable location, close to trendy shops and cafes, a few minutes walk to Clissold Park, the Climbing Castle West Reservoir, and Woodberry Wetlands. Excellent Transport links are available as the flat is short walking distance from Arsenal Tube station and Finsbury Park station (Victoria and Piccadilly Tube Line, as well as National Rail) and there are an abundance of local bus routes also available with access in and out of the city.

Please note the property is vacant and virtual staging has been used in some of the photographs.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Well-Presented One Bedroom Flat
- Private Garden
- Open Plan Kitchen / Living Area
- Desirable Location close to Clissold Park, Cafes, Restaurants and Pubs
- Great Transport Links Nearby
- Long Lease- 176 Years Remaining
- 530 sqft / 49.3 sq m of Internal Living Space
- Offered Chain Free







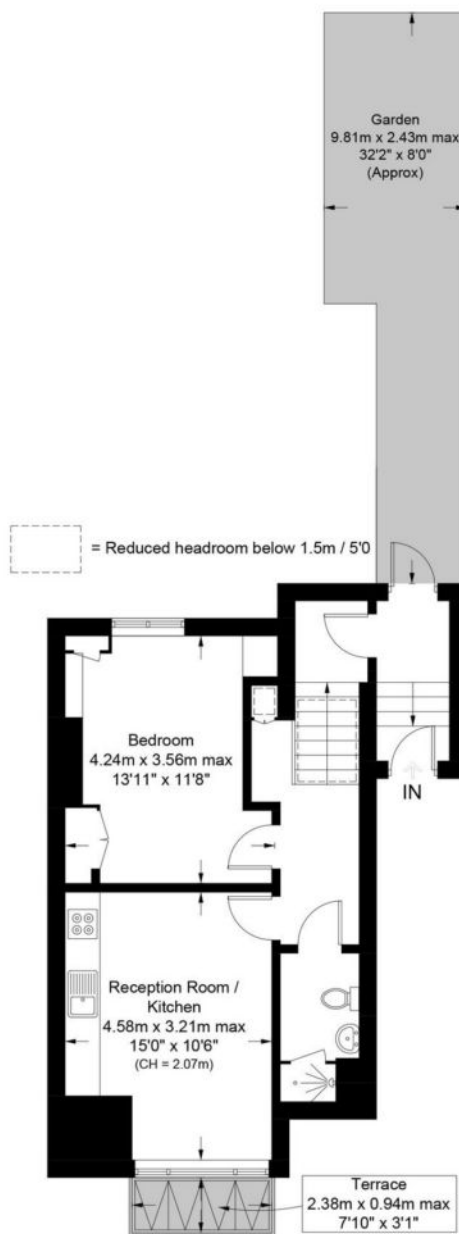




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Approximate Gross Internal Area = 511 sq ft / 47.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 19 sq ft / 1.8 sq m
Total = 530 sq ft / 49.3 sq m

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Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1237075)



**Certified
Property
Measurer**



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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