



Brownswood Road, London, N4 2HP

Guide Price **£550,000**

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asset

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Introducing a well-presented two bedroom garden flat spanning 590 sq ft / 54.8 sqm of internal living space. This bright and spacious home comprises a large open-plan modern kitchen and living room with high ceilings and is flooded with natural light. The first bedroom features hardwood floors, high ceilings and a Juliet balcony. Further down, you'll find a modern bathroom, and the second bedroom is bright and offers access to the spacious private garden - a fantastic outdoor retreat, perfect for entertaining or relaxing.

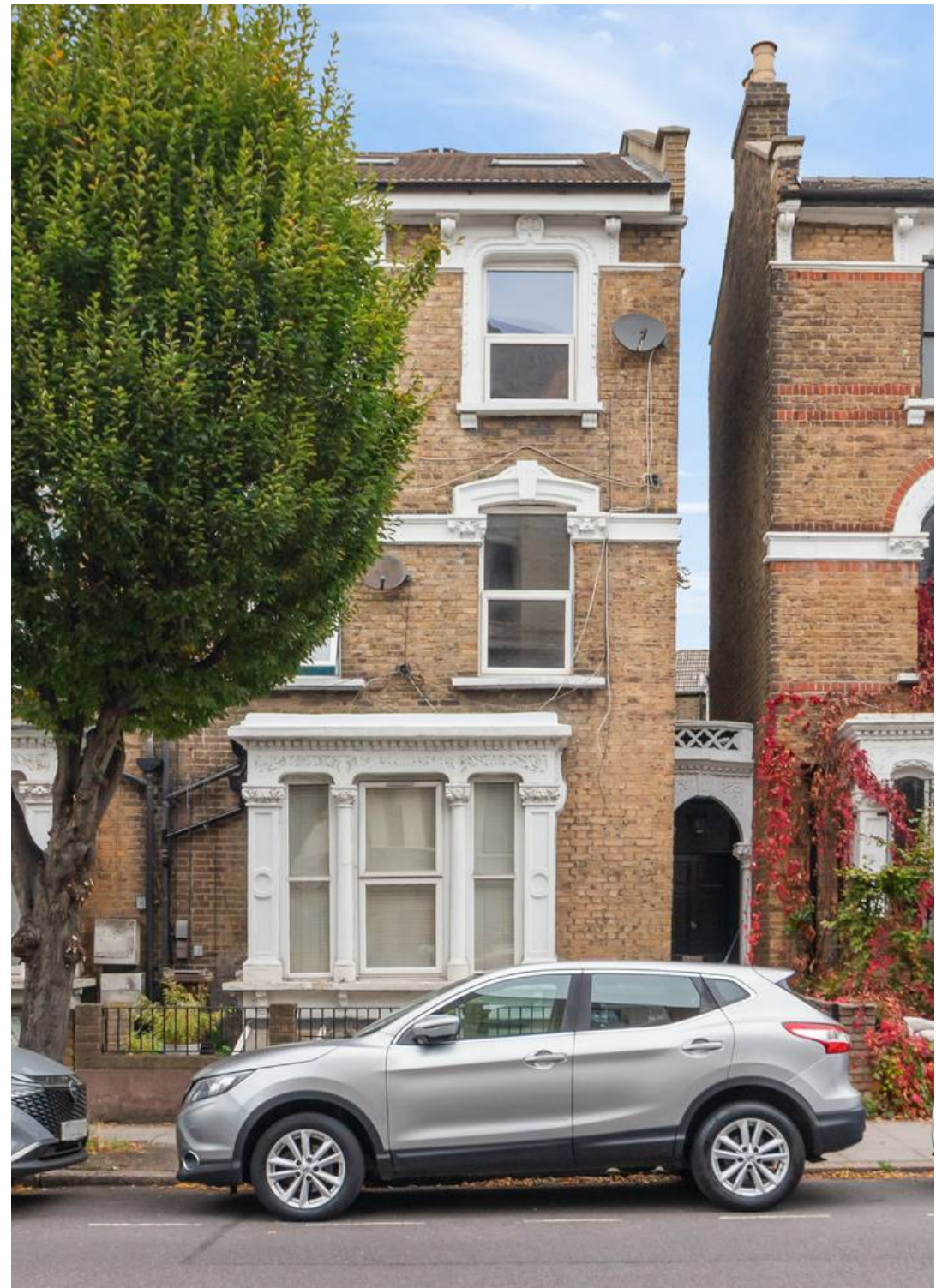
Brownswood Road is a desirable location, close to trendy shops and cafes, a few minutes walk to Clissold Park, the Climbing Castle West Reservoir, and Woodberry Wetlands. Excellent Transport links are available as the flat is short walking distance from Arsenal Tube station and Finsbury Park station (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.

Council Tax band: C

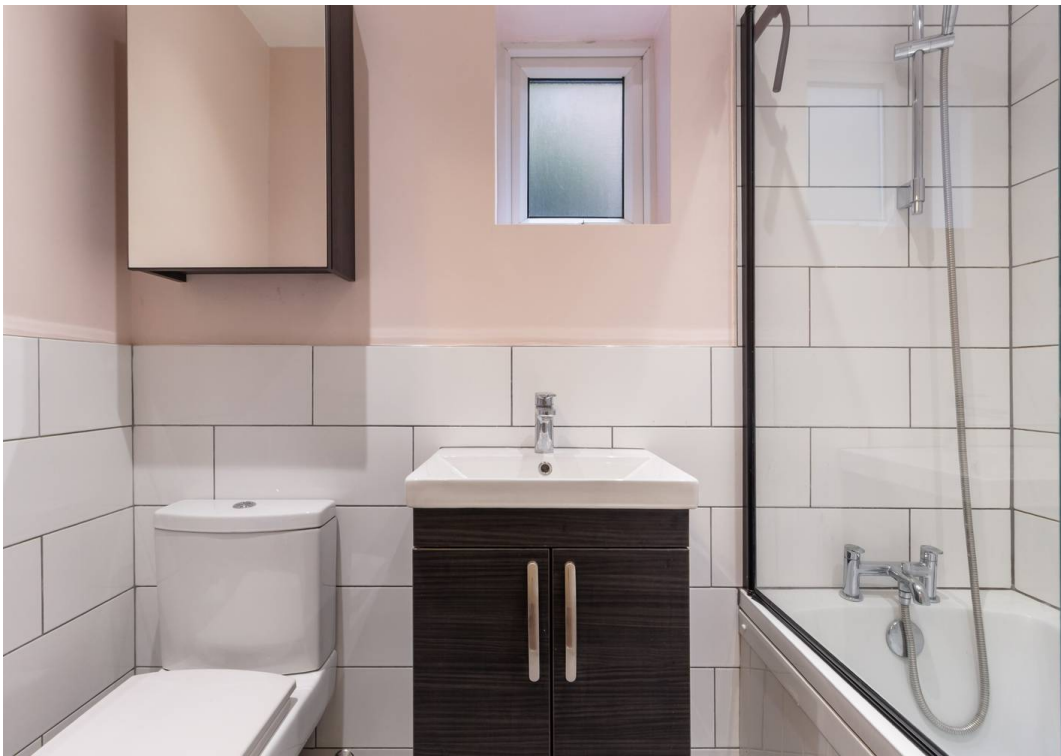
Tenure: Leasehold

EPC Energy Efficiency Rating: D

- 590 sq ft / 54.8 sq m
- Ground Floor Garden Flat
- Two Double Bedrooms
- Spacious Private Garden
- Modern Kitchen and Bathroom
- Offered Chain-Free
- Lease Remaining: 176 Years | Service Charge £2400p.a | Ground Rent £0 p.a
- Well-Presented Period Conversion
- Excellent Location and Transport Links





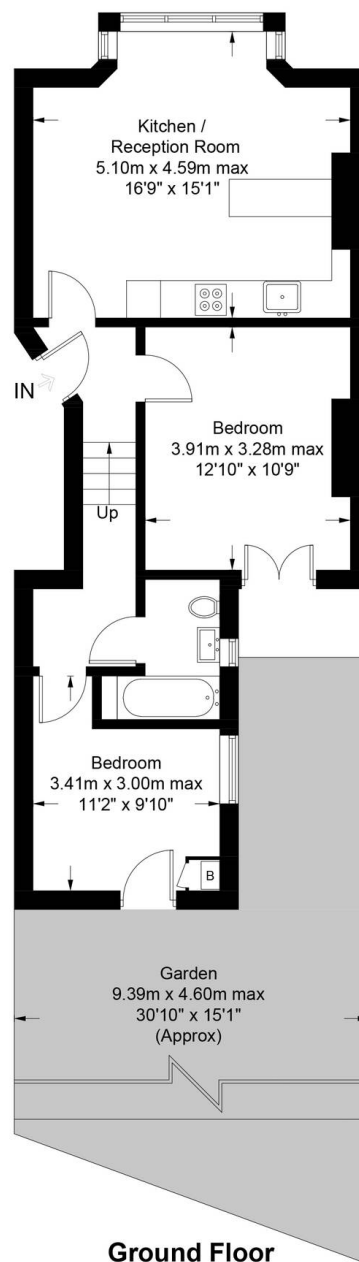




Brownswood Road, N4

Approximate Gross Internal Area = 590 sq ft / 54.8 sq m

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Ground Floor

scan to book
a viewing



**Certified
Property
Measurer**

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. (ID1250903)



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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