



**Portland Rise**  
£750,000

**DAVID  
ANDREW**

your  
most  
valuable  
asset

# Portland Rise

N4 2PP

A very well-presented and bright three-bedroom flat arranged over two levels, offering a practical layout and modern interiors throughout, with 976sqft/90.7sqm of living space. The property features a spacious open-plan reception room and a modern kitchen, facing the rear of the property and the space is ideal for both everyday living and entertaining. In addition, the property has three very spacious bedrooms, two good size bathrooms and one being the en-suite to the main bedroom, great storage space in the loft area. Set in a prime location, you'll have parks, trendy cafés, shops, and excellent transport links at your doorstep. With the Underground (Piccadilly and Victoria Line), National Rail, and buses nearby, commuting to central London is a breeze. A perfect home for those seeking charm, outdoor space, and connectivity in North London.

Council Tax band: D

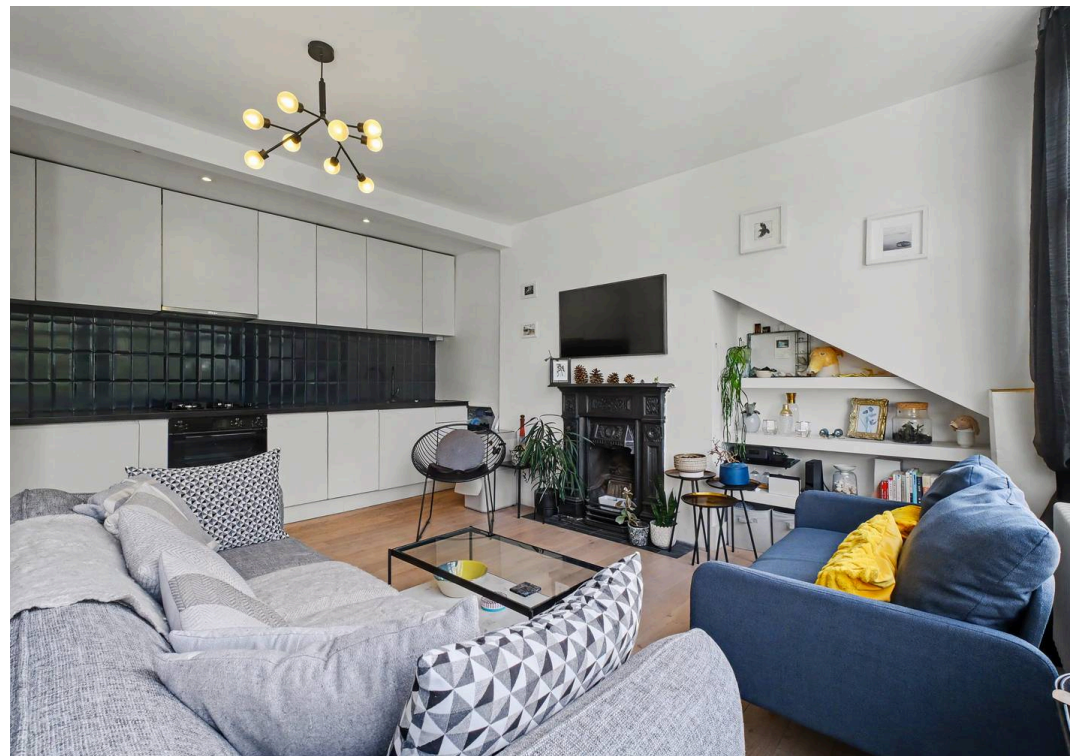
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

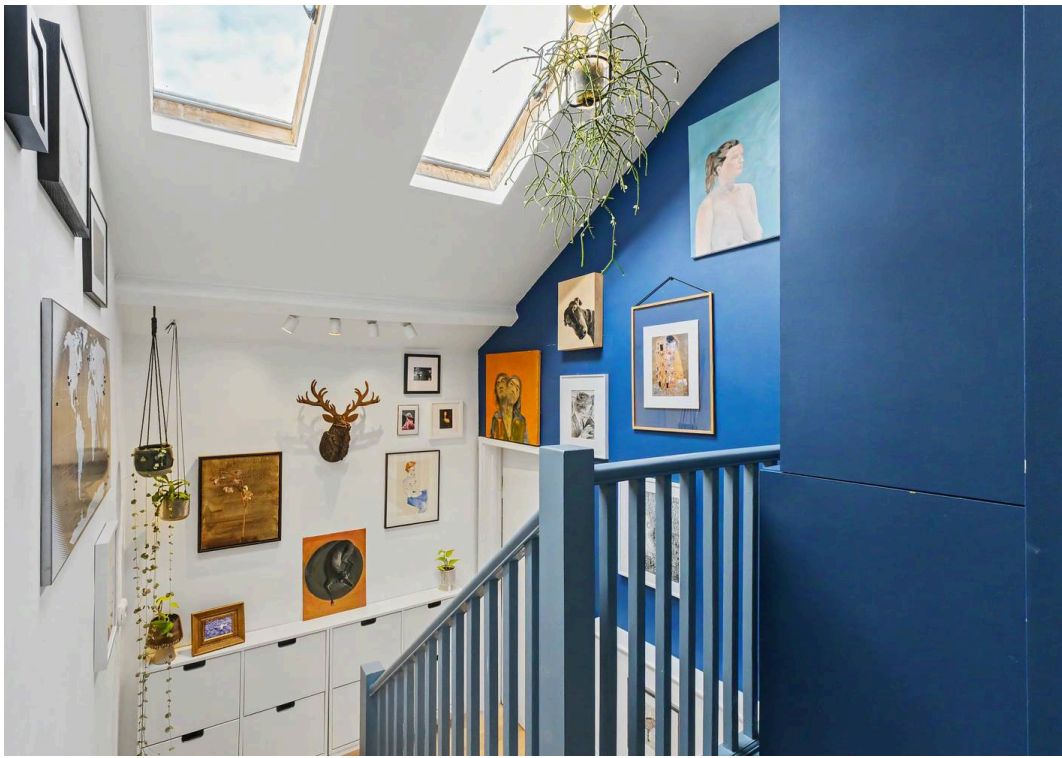
EPC Environmental Impact Rating: E

- Three Bedrooms
- Period Conversion
- Top Floor
- 976sqft/90.7sqm
- Modern Kitchen
- Two Bathrooms
- Very Bright Apartment
- Great Location





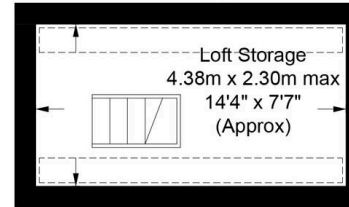






# Portland Rise, N4

Approximate Gross Internal Area = 976 sq ft / 90.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 60 sq ft / 5.6 sq m  
 Total = 1036 sq ft / 96.3 sq m  
 (Including Loft / Excluding Void)



## Loft

= Reduced headroom below 1.5m / 5'0



## First Floor

## Second 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. (ID1300715)



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 id those of professional s. David Andrew Estates bility for any error contained in these particulars.

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