



Portland Rise
£695,000

**DAVID
ANDREW**

your
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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 927 sqft / 86.1 sqm 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 ensuite 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.

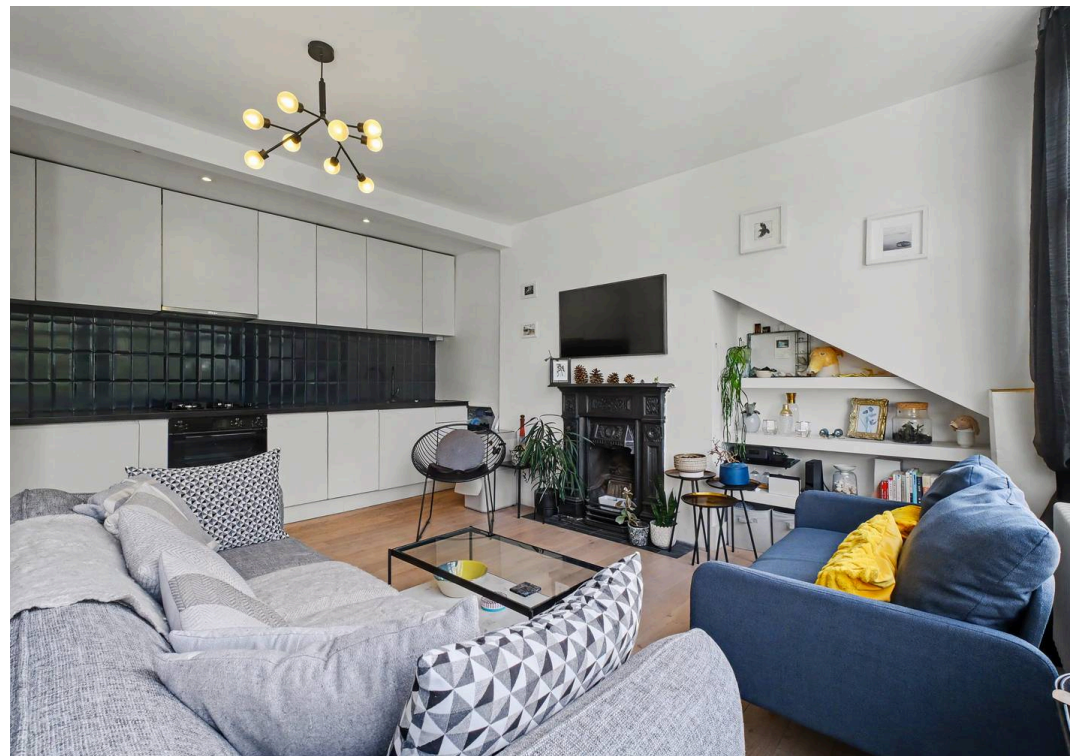
Council Tax band: D

Tenure: Share of Freehold

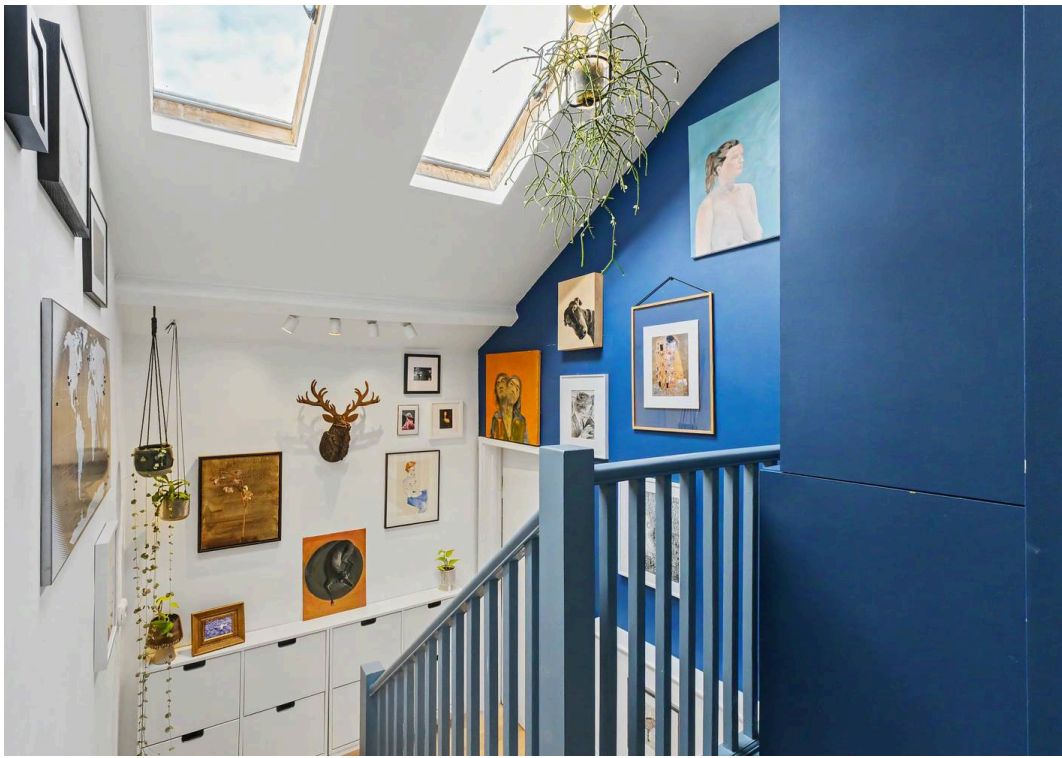
EPC Energy Efficiency Rating: D

- Three Bedrooms
- Period Conversion
- Top Floor
- 927 sqft / 86.1 sqm
- Modern Kitchen
- Two Bathrooms
- Very Bright Apartment
- Great Location







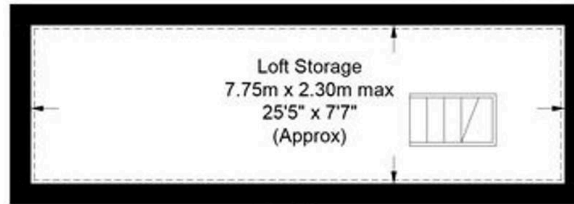




Portland Rise, N4

Approximate Gross Internal Area = 904 sq ft / 84.0 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 23 sq ft / 2.1 sq m
 Total = 927 sq ft / 86.1 sq m
 (Excluding Void / Loft Storage)
 Loft Storage = 191 sq ft / 17.8 sq m

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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 r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ability for any error contained in these particulars.

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