



**55 Lucknow Avenue, Nottingham – NG3 5AZ**

Guide Price **£400,000 – £425,000**

**DavidJames**  
the estate agent



## 55 Lucknow Avenue

Nottingham

GUIDE PRICE £400,000-£425,000 Stunning Mapperley Park period apartment with two beds & separate one-bed annexe alongside two elegant reception rooms, wrap-around gardens, driveway & garage!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

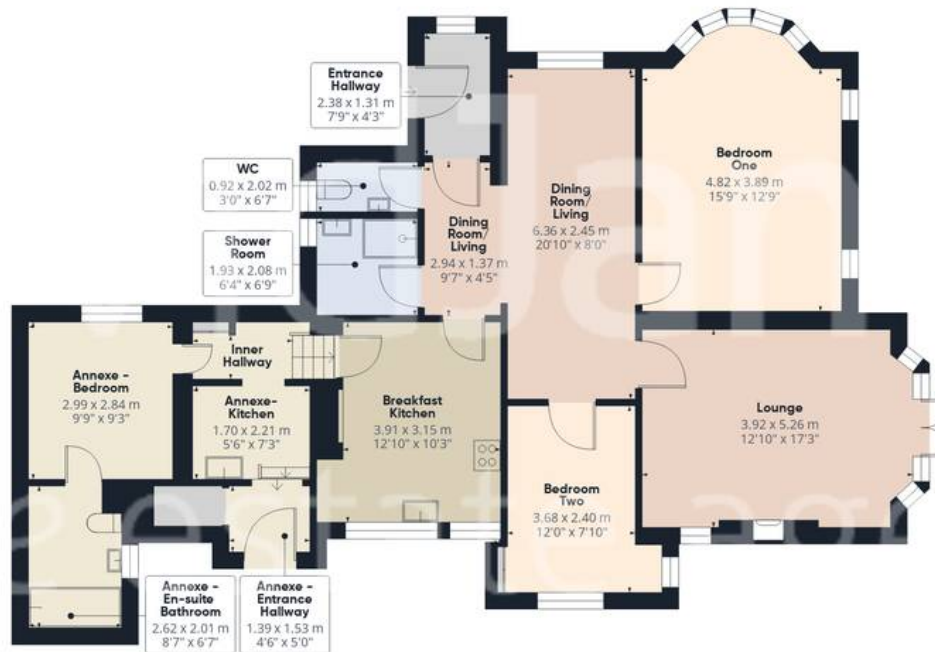
EPC Environmental Impact Rating: E

- Stunning and beautifully presented period apartment
- One-bedroom annexe with private entrance, fitted kitchen and stunning en-suite bathroom
- Ideal for families, multi-generational living or buyers seeking a separate annexe space
- Peaceful tree-lined setting with city amenities, restaurants and transport links close by
- Generously sized and elegant lounge with a stunning feature fireplace and log burner
- Spacious second reception room (currently arranged as dining and living space)
- Well-equipped shaker style breakfast kitchen fitted with range of base and wall units
- Separate stylish shower room alongside separate WC for added convenience
- Generously-sized dual aspect main bedroom plus versatile second double bedroom
- Wrap-around gardens with lawns and mature planting plus a garage and driveway









Floor 0 Building 1

Approximate total area<sup>(1)</sup>

116.9 m<sup>2</sup>

1258 ft<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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