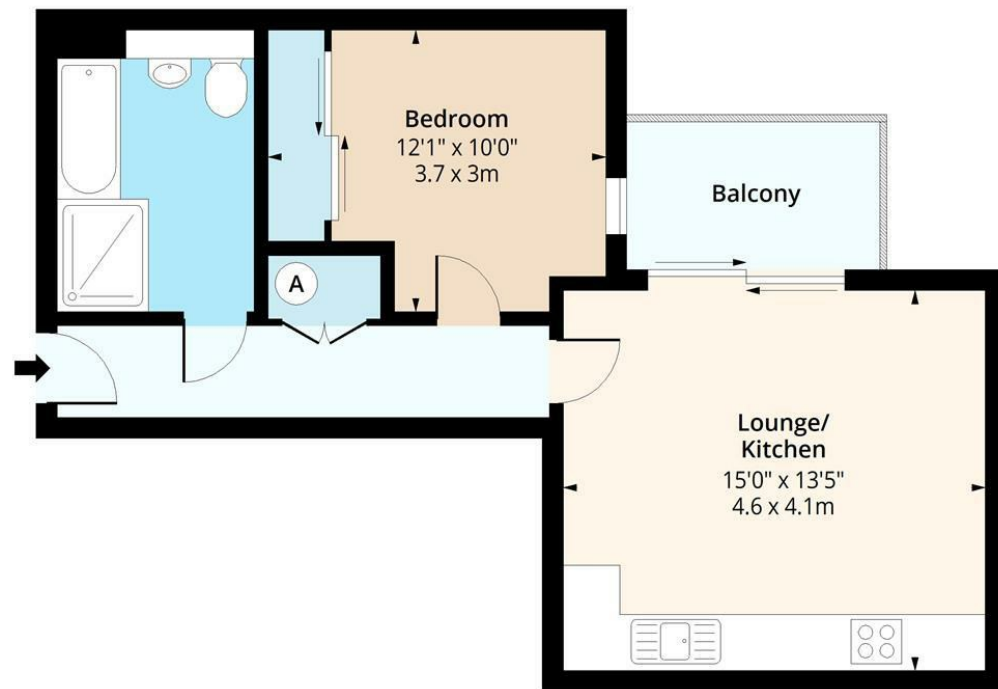




Harrison House, HP3

Approx. Gross Internal Area 462 Sq Ft - 42.92 Sq M
Approx. Gross Balcony Area 47 Sq Ft - 4.37 Sq M



Third Floor

Floor Area 462 Sq Ft - 42.92 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 25/9/2024



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

THE EMBANKMENT

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 114 YEARS
- > £400.00 PA GROUND RENT
- > £1692.00 PA SERVICE CHARGE
- > EPC C
- > COUNCIL TAX C

KEY FEATURES

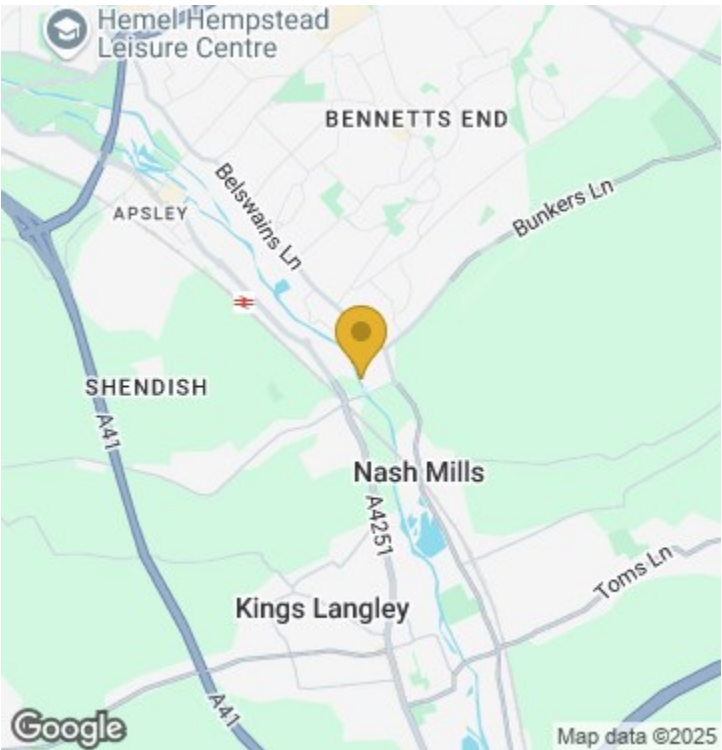
- 1 DOUBLE BEDROOM
- PRIVATE BALCONY
- UNDERGROUND PARKING SPACE
- 3RD FLOOR
- OFFERED CHAIN FREE
- 0.5 MILES TO APSLEY STATION

YOURS FOR
£240,000

Looking for a home that's move-in ready and packed with perks? Welcome to Harrison House! This delightful one-bedroom flat boasts its own balcony, ideal for morning coffees or unwinding with a glass of wine after a long day. Just a swift 7-minute walk to Apsley Station, and from there, it's a breezy 38-minute train ride straight to Euston.

Extras? How about an underground parking space, bike ports, and a reasonable service charge of £141.00 per month? With an EPC rating of C, it's both comfortable and energy efficient. If you're searching for a well-located, stylish home with plenty of storage and charm, Harrison House ticks all the boxes.

SEE MORE
PROPERTIES
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

