



## Flexmere Road , London, N17 7AU

\*\*\*\*\*INVESTMENT AND DEVELOPMENT OPPORTUNITY\*\*\*\*\*  
Converted into 1 bedroom flat upstairs and 1 Bedroom Flat downstairs.

Easy Properties London Ltd is very pleased to offer this Semi-Detached Freehold House in N17

Nicely converted into 1 bedroom flat upstairs and 1 Bedroom Flat downstairs with both separate Council Tax., both nice size living rooms and bedroom.  
- Upstairs Flat; Large size Living room with open plan kitchen, large size bedroom and decent size bathroom, double glazed windows, and gas central heating  
- Downstairs Flat; Large size living room and separate kitchen, large size bedroom, Gas Central Heating, and double glazed windows.  
The total yearly rental income from both flats is £34.800

**Offers Around £570,000**

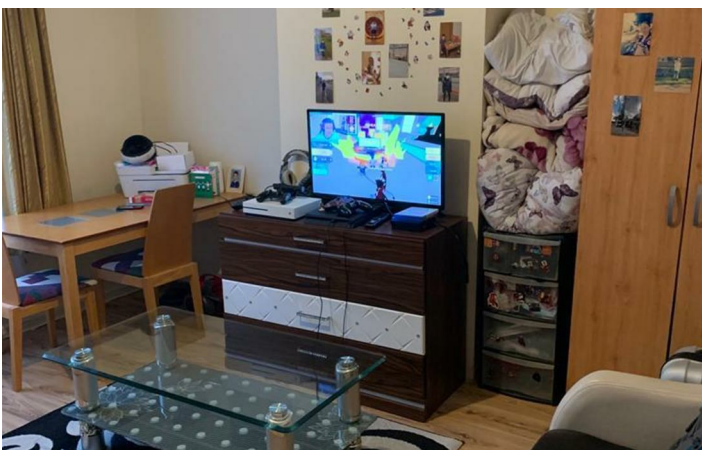
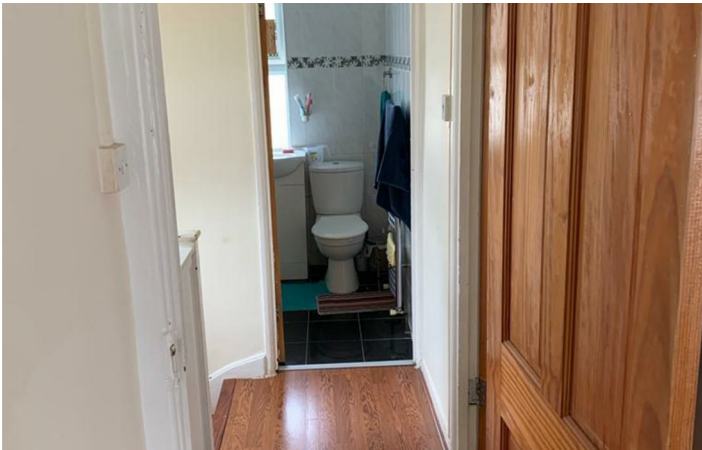
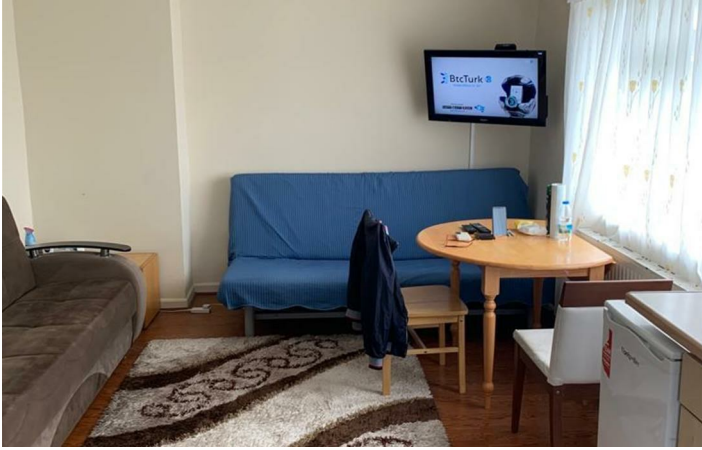
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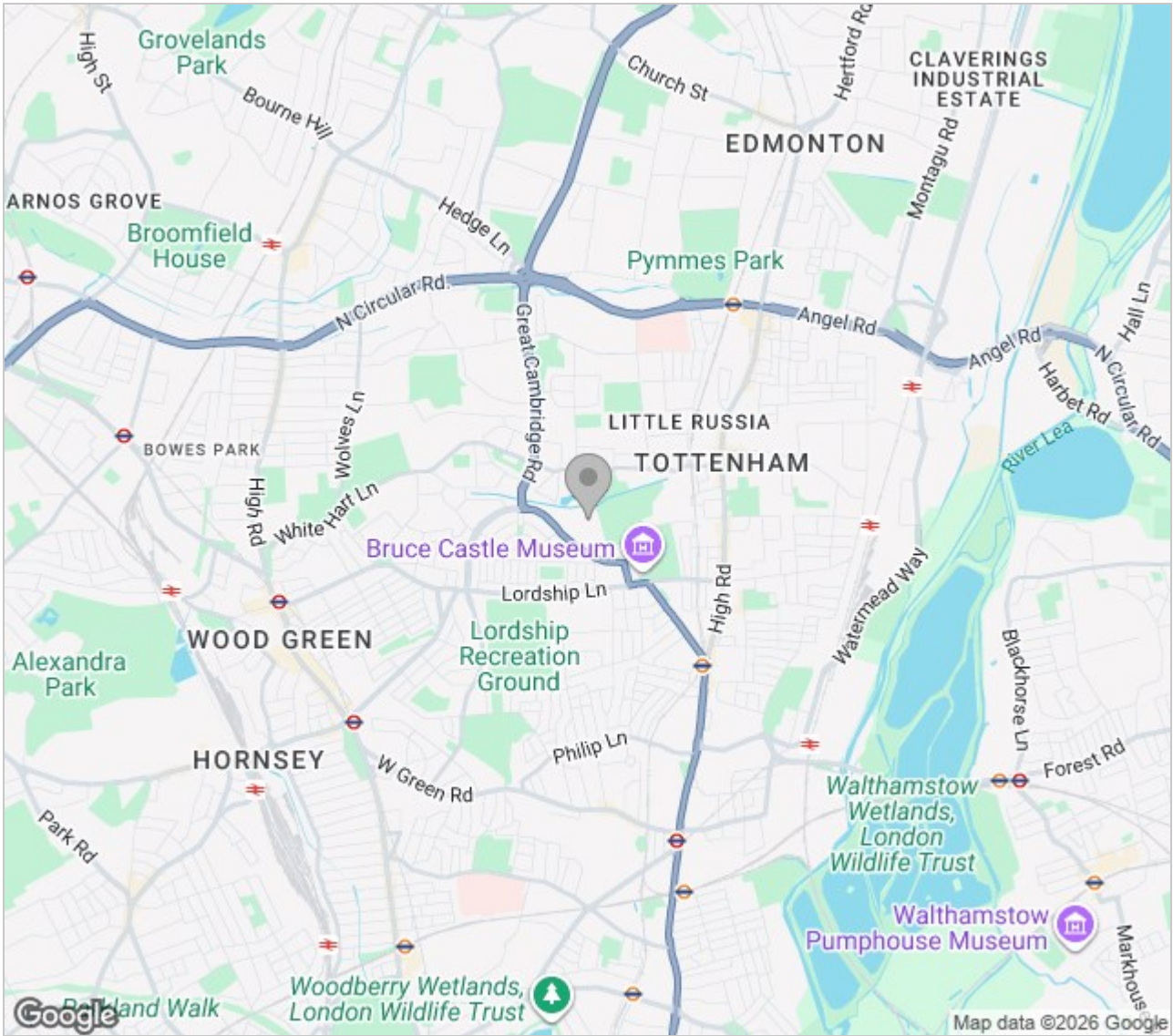


- Two 1 Bedroom Flat
- Double Glaze
- Large Rear Garden
- N17
- Large Side Patio

Directions



# Area Map



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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