



## Northumberland Park, London, N17 0TL

### Offers Over £325,000



Nestled in the vibrant area of Northumberland Park, London, this charming first-floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. Boasting two spacious double bedrooms, this property is designed to offer comfort and convenience. The bright and airy living room provides a welcoming space for relaxation and entertaining, while the fitted kitchen is both functional and stylish, complete with access to a delightful balcony that invites you to enjoy the fresh air.

One of the standout features of this maisonette is the front garden, which holds the potential to be transformed into a private driveway, adding further value to the property. With no service charge or ground rent to worry about, and a remarkable lease of over 900 years, this home is truly a rare find in today's market.

Situated in close proximity to White Hart Lane, residents will benefit from easy access to local amenities, schools, and parks, making it an ideal location for families and professionals alike. This property is being sold on a chain-free basis, allowing for a smooth and efficient purchase process.

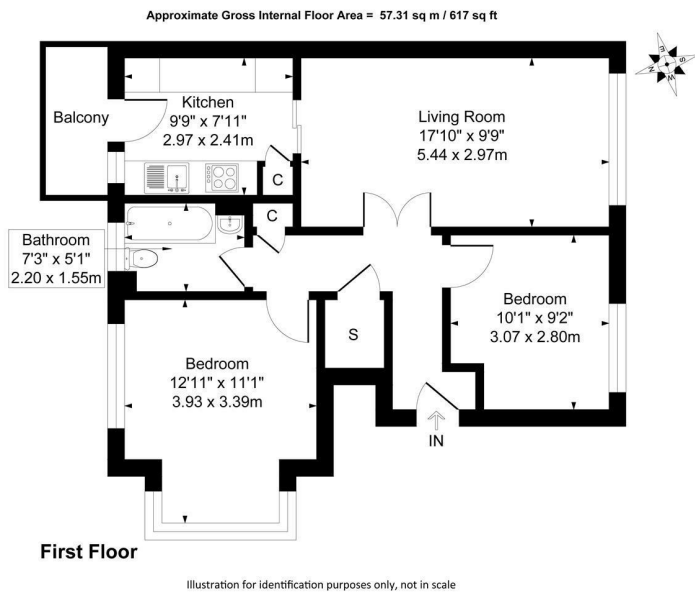
In summary, this two-bedroom maisonette in Northumberland Park offers a perfect blend of space, light, and potential, all within a thriving community. Don't miss the chance to make this delightful property your new home.

- Two bedroom first floor maisonette
- Large living
- Fitted kitchen
- Balcony
- Double bedrooms
- Front garden (has potential to make into a drive and rent out to event park spaces)
- Chain free
- Long Lease
- Close to White Hart Lane & Northumberland Overground
- Close to local amenities & schools

#### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	80
	EU Directive 2002/91/EC	



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