

ASKING PRICE

£275,000

Heybourne Road  
London, N17 0SX

Christopher Mark  
ESTATE AGENTS

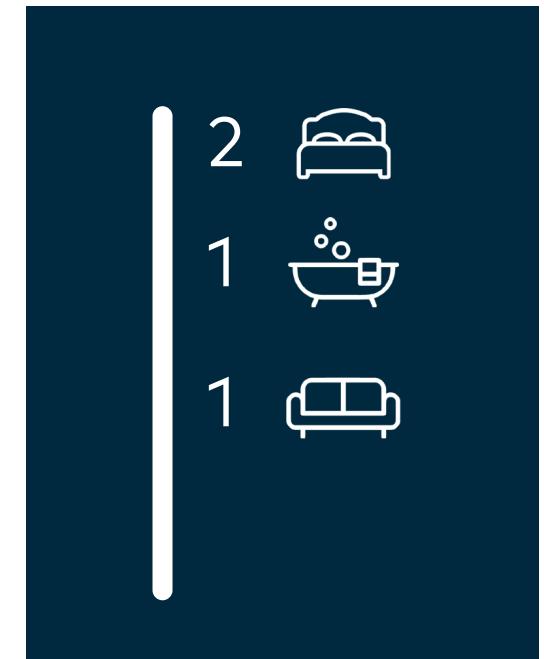
## PROPERTY SUMMARY

Located on the charming Heybourne Road, this beautifully presented flat offers an ideal combination of comfort, style, and convenience. Occupying approximately 550 sq ft, the property comprises two well-proportioned bedrooms, perfectly suited to couples, young families, or professionals in need of additional space.

The welcoming reception room provides a bright and generous living area, ideal for relaxing or hosting guests. Recently refurbished, the home benefits from a brand new kitchen and bathroom, delivering modern fittings and contemporary finishes throughout.

Perfectly positioned just 0.2 miles from Northumberland Park station, the flat offers excellent transport links for an easy commute into central London. The neighbourhood is also well regarded for its outstanding local schools, making it an attractive option for families seeking a friendly, community-oriented setting.

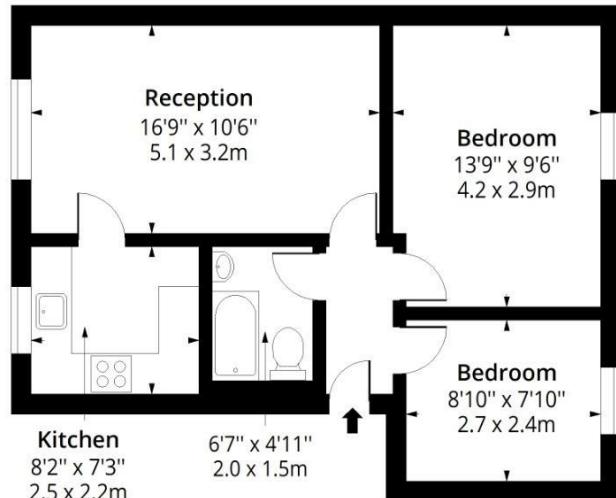
Combining character, space, and stylish updates, this is a fantastic opportunity to secure a quality home in a sought-after location. Early viewing is highly recommended.





# Woodrow Court, N17

Approx. Gross Internal Area 541 Sq Ft - 50.26 Sq M



## Ground Floor

Floor Area 541 Sq Ft - 50.26 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.

Date: 11/29/2025

Ipaplus.com

## LOCAL AUTHORITY

### TENURE

Leasehold - Share of Freehold

### EPC RATING

C

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

### 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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Christopher Mark

ESTATE AGENTS

OFFICE ADDRESS  
25 Heddon Court Parade  
London  
EN4 0DB

OFFICE DETAILS  
02033 690989  
Hello@christophermark.co.uk