



## Flat 10

Pooles Park | | London | N4 3PF

Offers In The Region Of £390,000



# Flat 10

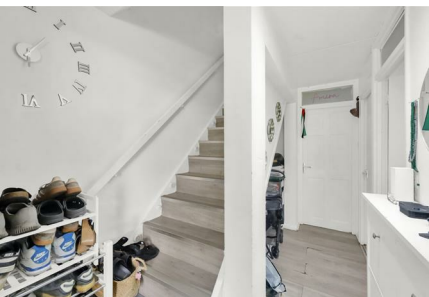
Pooles Park |

London | N4 3PF

Offers In The Region Of £390,000

- Three Bedroom Split Level Duplex Ground & First Floor Apartment
- Sold on a Chain Free Basis
- Private Front Garden
- Ground Floor W/C & First Floor Bathroom
- Three Well Sized Bedrooms
- Plethora of Storage Space
- South After Location
- Approximately 99 Years Remaining on Lease





This spacious three-bedroom split-level duplex apartment is arranged across the ground and first floors and offers generous, well-proportioned accommodation throughout. Offered to the market on a chain-free basis, the property represents an excellent opportunity for first-time buyers, families and investors alike.

The ground floor provides a welcoming living space with excellent potential to create a comfortable and versatile home. This level also benefits from a convenient ground-floor W/C, a private front garden, a large fully fitted kitchen and a plethora of useful storage space, ideal for modern day-to-day living.

Arranged across the upper floor are three well-sized bedrooms, providing flexibility for family accommodation, guests or those requiring a dedicated home office. A separate first-floor bathroom serves the bedrooms, while further storage is available throughout the property.

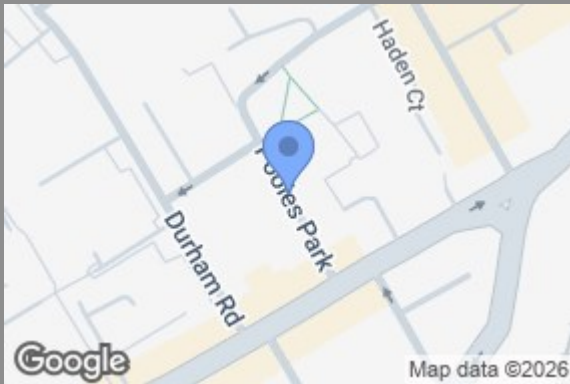
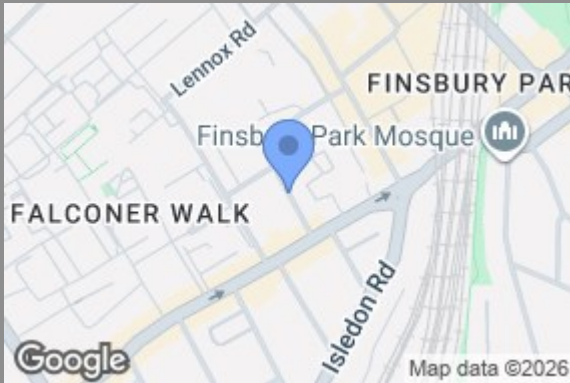
The apartment is situated within the sought-after N4 area, well positioned for access to a wide range of local shops, cafés, restaurants, green spaces and transport connections, making it particularly convenient for commuters and those looking to enjoy everything the surrounding area has to offer.

Further benefits include a split-level layout, private outside space, excellent storage, three generously sized bedrooms and approximately 99 years remaining on the lease.

Offered chain free, this is a fantastic opportunity to acquire a spacious three-bedroom home in a popular and well-connected North London location. Early viewing is highly recommended.

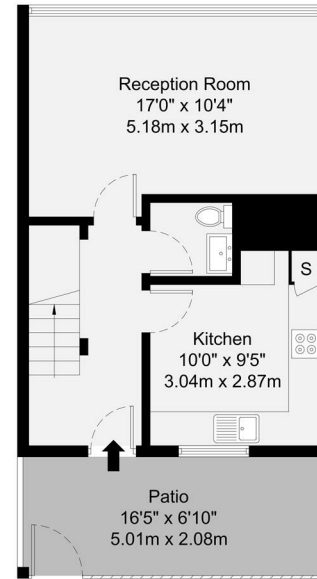






Monksfield, N4

GROSS INTERNAL AREA  
86.3 sq m / 929 sq ft



Ground Floor



First Floor

GROSS INTERNAL AREA (GIA)  
This footprint of the property  
86.3 sq m / 929 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe area  
11.4 sq m / 123 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Paved area etc.  
11.4 sq m / 123 sq ft

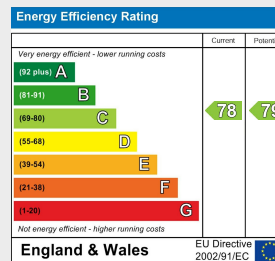
RESTRICTED HEAD HEIGHT  
Limited clear areas (less than 2m)  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

Council Tax Band D

EPC Rating C



69 Paul Street

London

EC2A 4NG

020 7637 4000

olly.knipe@strettons.co.uk