

ST. MARGARET'S AVENUE, N15



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£420,000

Leasehold

- First Floor Flat
- Two Bedrooms
- No Onward Chain
- Juliette Balcony
- 674 Sq. Ft
- Excellent Location

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	52	
(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 are advised to recheck the measurements.





# About The Property...

This spacious first floor flat is located just moments away from all local amenities in addition to excellent transport links for The City & West End. Arranged over 674 Sq. Ft of internal floor area, the flat offers a large reception/diner with access out onto a Juliet style balcony, this is followed by two well proportioned bedrooms, a separate kitchen and a fully fitted bathroom.

## Key Information

Leasehold

Ground Rent - £200 p/a

674 Sq. Ft

EPC Rating - (E) 52

Council Tax - Haringey - Band

