

Hertford Road, London

£250,000 Share of Freehold

Spacious Two Bedroom Split-Level Flat in a Prime Location

Description

REDUCED

IC Property are pleased to offer this spacious and well-presented two-bedroom split-level flat to the market, ideally located within close proximity to Edmonton Green Shopping Centre and Edmonton Green Train Station, providing excellent transport connections into Central London along with a wide range of local shops, restaurants, and everyday amenities.



Arranged over two floors, the property offers well-balanced and versatile accommodation throughout. The lower level comprises a bright and generously sized reception room, perfect for both relaxing and entertaining, alongside a spacious kitchen fitted with ample wall and base units, offering plenty of storage and worktop space.

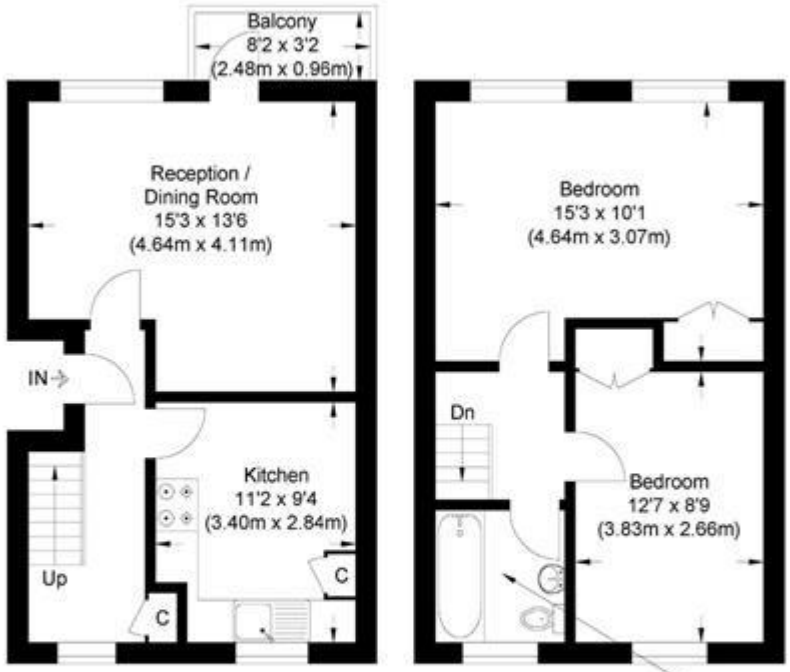
Upstairs, the property benefits from two well-proportioned double bedrooms, each offering comfortable living space with room for additional furnishings. A family bathroom is also located on the first floor, designed to serve both bedrooms conveniently.

Further features include gas central heating and double glazed windows throughout, enhancing both energy efficiency and overall comfort. The split-level layout provides a sense of separation between living and sleeping areas, adding to the appeal of the home.

The property boasts an abundance of natural light and generous internal space, making it an excellent choice for first-time buyers, families, or buy-to-let investors seeking a strong rental opportunity in a well-connected location. With its practical layout and desirable position, this property represents a fantastic opportunity to acquire a home with both immediate and long-term potential.

Council Tax Band: C (Enfield Council)
Tenure: Share of Freehold (999 years)
Ground Rent: £0 per year
Service Charge: £185 per month
Part of service charge is put into a sinking fund.

Tenure
Share of Freehold



Hertford Road

Approximate Gross Internal Floor Area : 69.60 sq m / 749.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

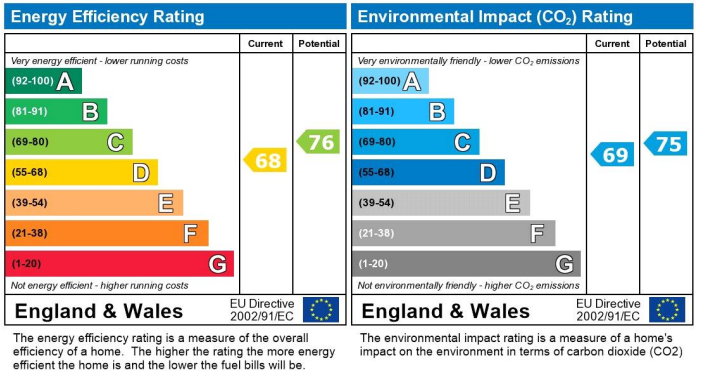












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

Viewing by appointment only

IC Property Ltd - Head Office
442 Hertford Road, London N9 8AB
Tel: 020 8819 0101 Email: info@icproperty.co.uk Website: https://www.icproperty.co.uk/

ICProperty