

PRICKETT & ELLIS ESTD 1767

Clarence Road, N22

Asking Price: £400,000 Leasehold

A bright, spacious two double bedroom second floor apartment, set within a well-maintained private residential block and offered in very good decorative order throughout. Featuring a separate fitted kitchen, family bathroom, double glazing and a long lease, the property is ideally positioned for Bounds Green Underground and Bowes Park Railway station.









Two generous double bedrooms • Bright, spacious and airy interiors • Second floor apartment • Well-maintained private residential block • Separate fitted kitchen • Family sized bathroom suite • Good decorative order throughout • Long lease • Approx 162 years remaining on the lease • Service charge (approx) £1232 per annum • Excellent transport connections • Local shops and amenities nearby







This bright and spacious well-presented two double bedroom apartment occupies the second floor of a well-maintained private residential building, conveniently positioned for excellent transport links and local amenities.

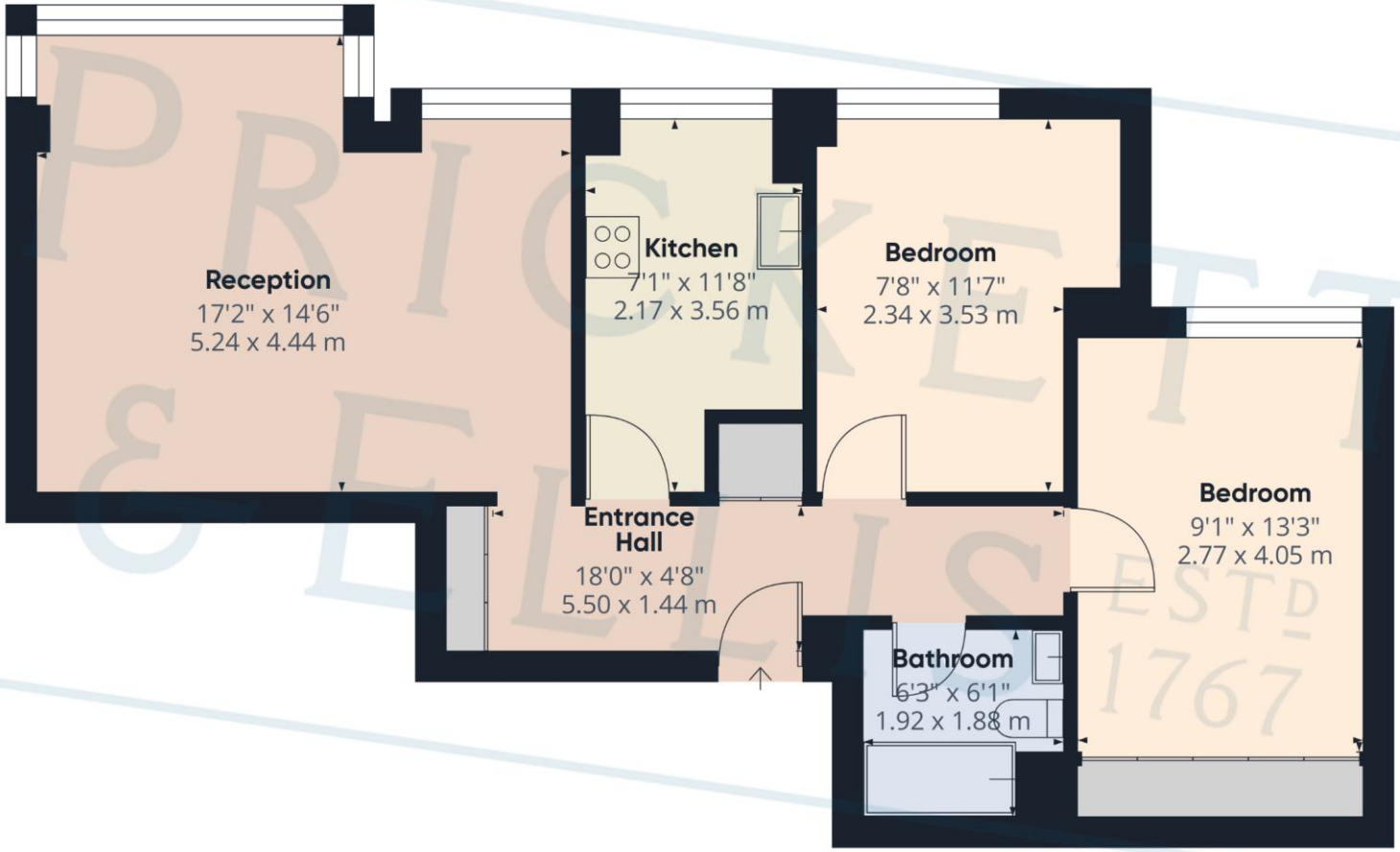
The accommodation enjoys an abundance of natural light throughout and offers well-proportioned living space, including two generous double bedrooms, a separate fitted kitchen and a family sized bathroom suite. The property is presented in good decorative order and further benefits from double glazing throughout, making it an appealing option for buyers looking for a home they can move straight into.

The location is particularly convenient, with both Bounds Green Underground Station and Bowes Park Railway Station within easy reach, providing excellent connections into Central London and beyond. A good selection of local shops, cafes and everyday amenities can also be found nearby.

Tenure: Leasehold (162 years approx remaining)
Service Charge: £1232 (approx)
Ground Rent: £Peppercorn PA
Council Tax: Band D
EPC Rating: C

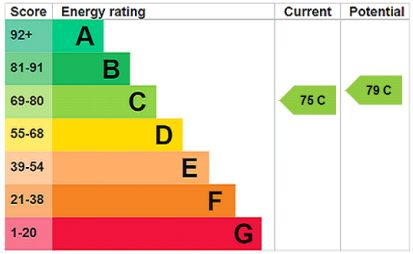


Second Floor



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Approximate Gross Internal Area:
743.6 ft²
69.08 m²



While every attempt has be
ensure accuracy, all measu
approximate, not to scale
plan is for illustrative purp

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