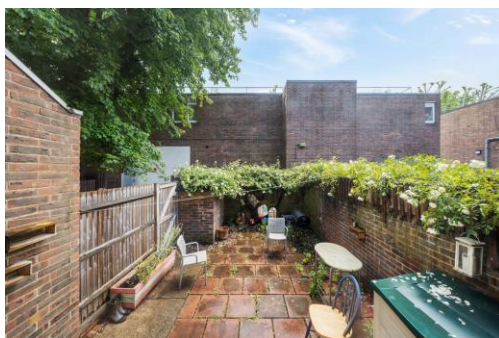




Beachcroft Way, N19 3HR

£450,000 Leasehold



A spacious, three-bedroom, ex-local authority maisonette on a popular residential development. The property comprises a kitchen/diner, WC, ample storage, a living room leading to a south-east facing private garden, two double bedrooms, a single room, and a three-piece bathroom.


The property is well located for access to Archway underground station (Northern Line), Upper Holloway and Crouch Hill overground stations, and the shops and amenities on Holloway Road and the surrounding area. Highgate, Crouch End and Hampstead Heath are all within walking distance.

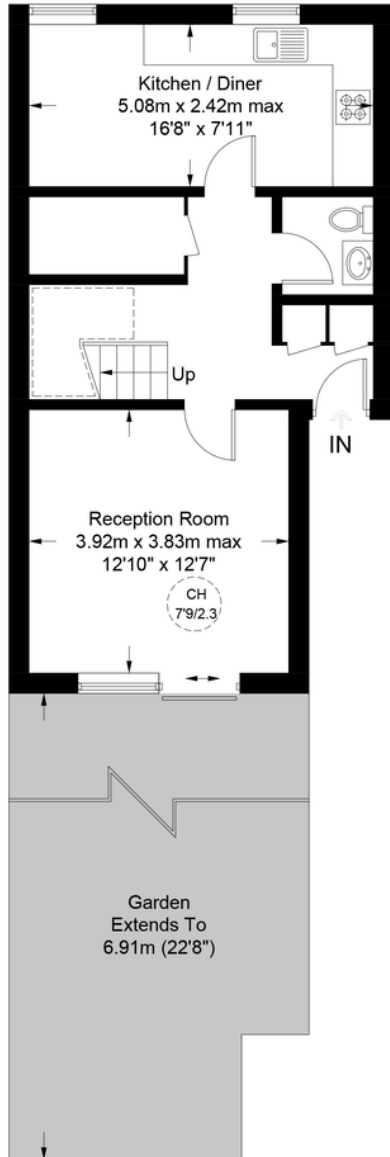
- Ground floor maisonette
- Three bedrooms
- Private South-East facing garden
- 923 sq ft/85.7 sq m
- Living room
- Ample storage
- EPC rating D
- Excellent amenities nearby



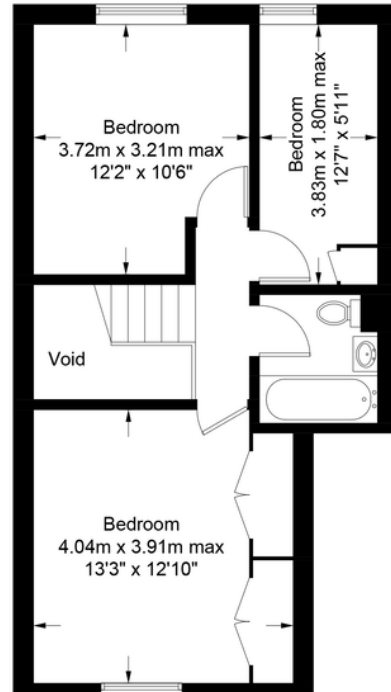
Beachcroft Way, N19

Approximate Gross Internal Area = 900 sq ft / 83.6 sq m
 (Excluding Reduced Headroom / Void)
 Reduced Headroom = 23 sq ft / 2.1 sq m
 Total = 923 sq ft / 85.7 sq m

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID864017)

**DAVID
ANDREW** | your most valuable asset



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			

Agent's Note:
 Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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