Duncombe Road, N19 3DP

£380,000

Leasehold

DA

Duncombe Road

£380,000
Leasehold

We are proud to offer this truly exceptional 1-bedroom flat on the second floor of this ex-local authority development. The property has been recently renovated to a very high standard and offers a large, double bedroom with walk-in wardrobe, sizeable reception room with high ceilings and private balcony, a spacious kitchen with stone worktops and new appliances, a modern bathroom and ample storage. The floors have also been replaced throughout and the flat is being sold with no onward chain. The property further benefits from communal heating and hot water which is paid for through the monthly service charge.

Duncombe Road is well located with easy access to Archway underground station (Northern Line), Upper Holloway overground station and the shops and amenities on Holloway Road and the surrounding area.

- 586 sqft / 54.4 sqm
- 1 bedroom
- Recently refurbished
- Balcony

- Spacious kitchen
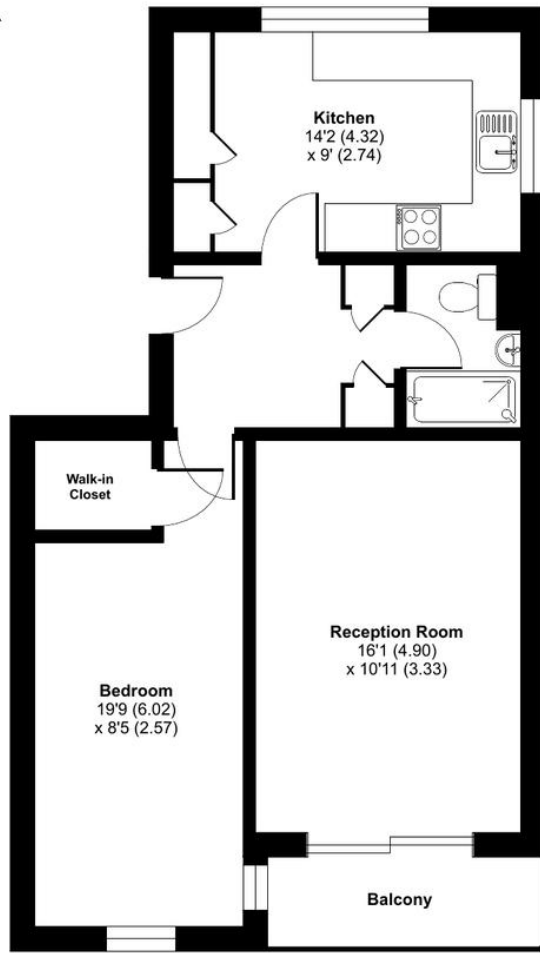- Modern bathroom
- Leasehold
- Chain free

Duncombe Road, London, N19

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale

N

Kitchen
14'2 (4.32)
x 9' (2.74)

Walk-in Closet

Reception Room
16'1 (4.90)
x 10'11 (3.33)

Bedroom
19'9 (6.02)
x 8'5 (2.57)

Balcony

THIRD FLOOR

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**		75
55-68 **D**	66	
39-54 **E**		
21-38 **F**		
1-20 **G**		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Archway Office

671 Holloway Road
London, N19 5SE

T   (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

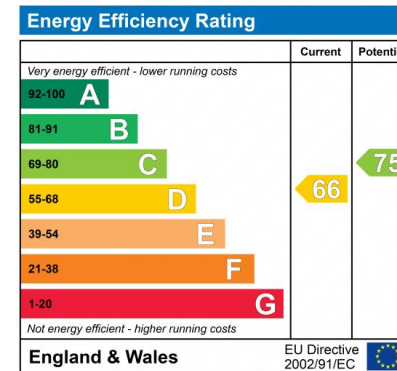T   (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T   (0)20 7281 2000

General Contact

E   info@davidandrew.co.uk

W   www.davidandrew.co.uk

Agent's Note:
Whilst Care has been excercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

The National Approved Letting Scheme

SAFE AGENT

The Property Ombudsman

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