



Adolphus Road, N4 2AY

Asking Price Of £500,000
Share of Freehold



Adolphus Road

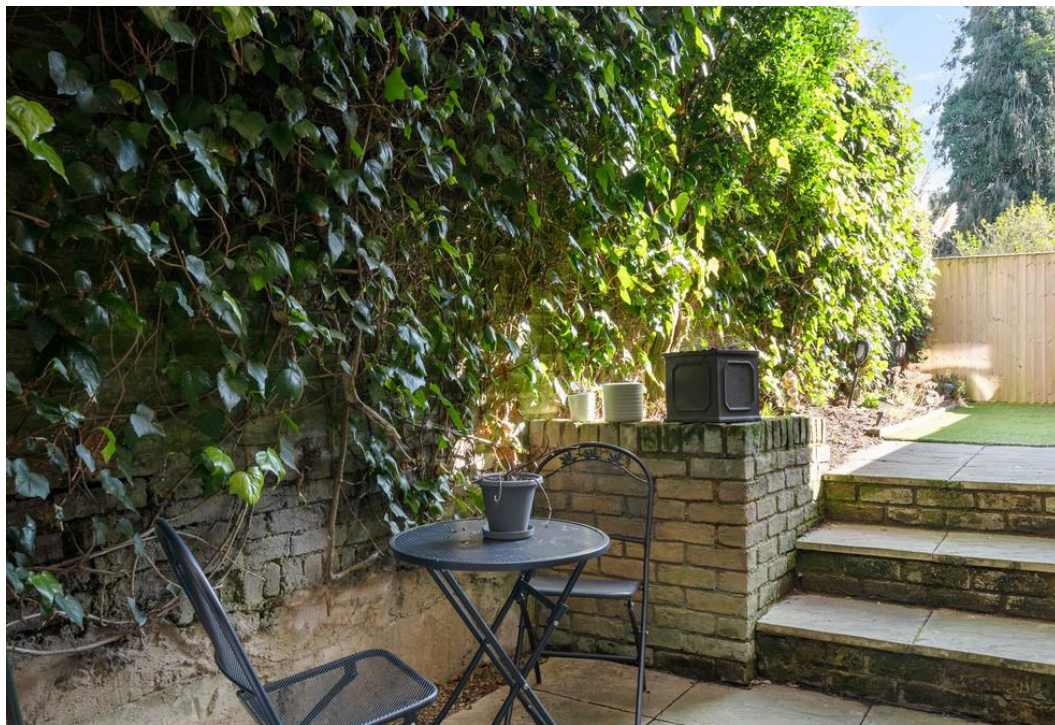
Asking Price Of £500,000

Share of Freehold

Introducing a gorgeous one-bedroom period flat with a private south-facing garden, spanning 565 sq ft / 52.5 sq m. The flat is bright and airy, featuring an open-plan kitchen, living, and dining area that opens up to a neat patio area, followed by a garden, perfect for entertaining or enjoying a peaceful moment to yourself. The generously sized double bedroom is complemented by an additional office space and built-in cupboards, offering flexibility for remote work or extra storage.

Offered chain-free and with a share of the freehold, this is a fantastic opportunity for first-time buyers looking to own a beautiful and well-maintained garden flat. Set in a prime location, you'll have parks, trendy cafes, shops, and excellent transport links at your doorstep. With the Underground (Piccadilly and Victoria Line), National Rail, and buses nearby, commuting to central London is a breeze. A perfect home for those seeking charm, outdoor space, and connectivity in North London.

- 565 sq ft / 52.5 sq m
- Private South Facing Garden
- Spacious Double Bedroom
- Well Equipped Kitchen
- Modern Bathroom
- Share of Freehold
- Offered Chain Free
- Service Charge: £2100 p.a

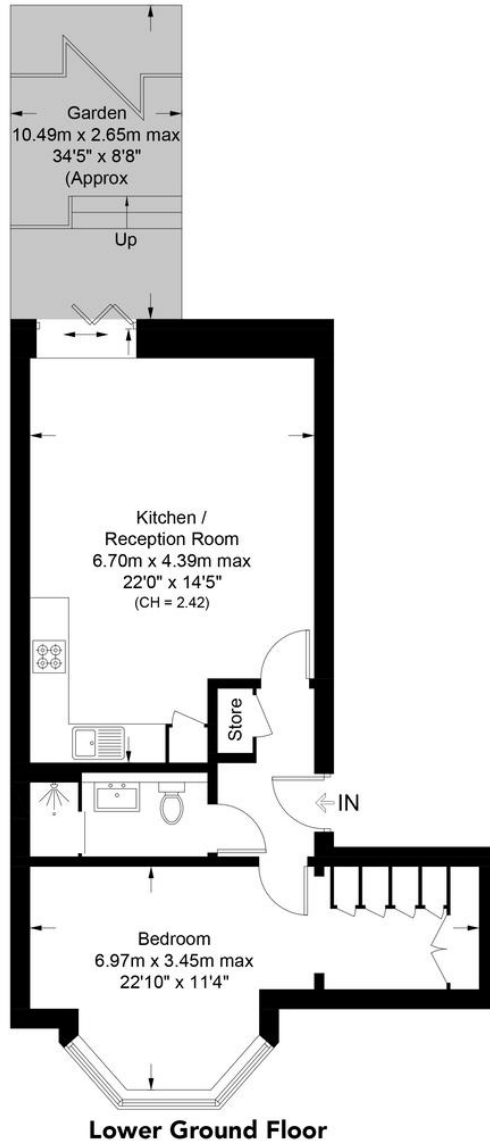






Adolphus Road, N4

Approximate Gross Internal Area = 565 sq ft / 52.5 sq m



**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. (ID1176616)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agent's Note:

Whilst Care has been exercised 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.

