

Buckingham Road, N1



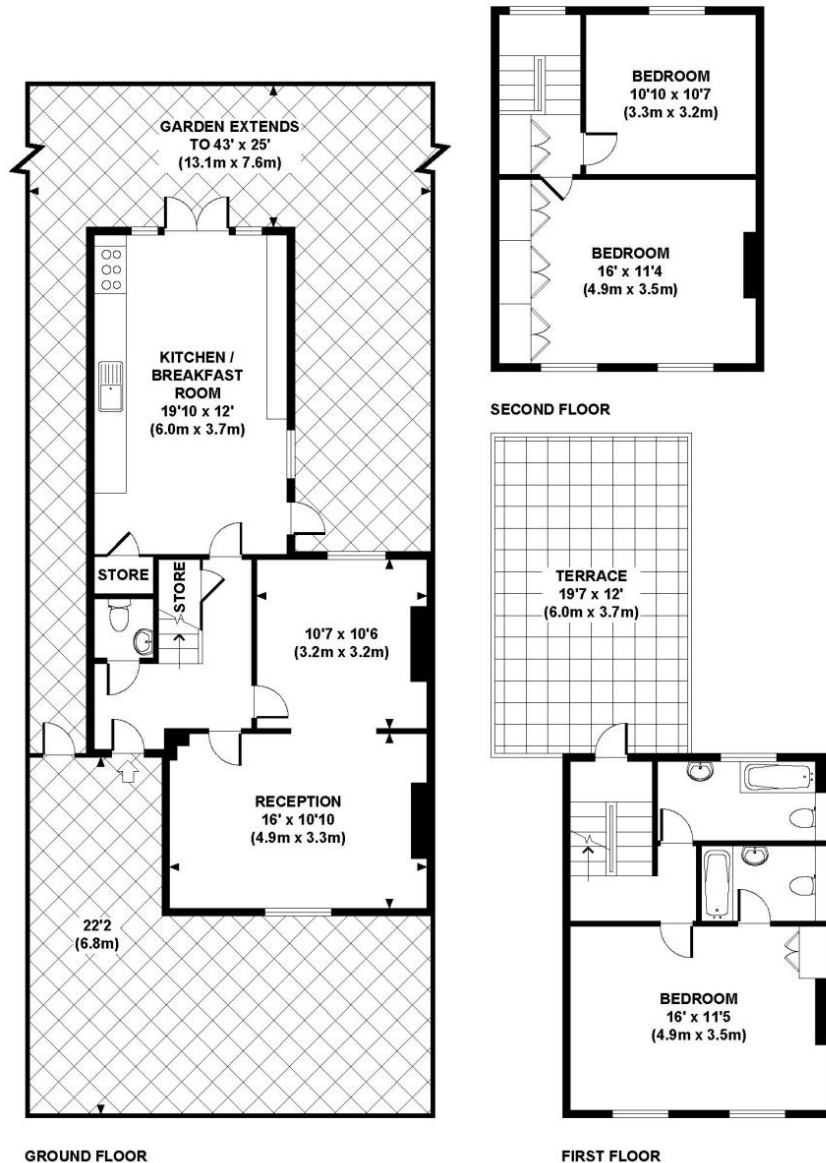
A spacious and bright flat fronted Victorian home in excellent decorative condition. This charming home currently offers three double bedrooms and two bathrooms to the first and second floor, with access to a good sized rear flat roof. The ground floor provides a wonderful dual aspect double reception room enjoying the full width of the house to the front room and delightful views to the rear. The kitchen/diner is set to the rear and recently fitted with high quality units. This room is delightfully light and airy, with great views over the level garden. The front door is set to the side of the building allowing for a wide entrance hallway and an ample cloakroom.

The secluded rear garden is approx 55 ft and southerly in aspect overlooking the gardens of properties to the rear. Our clients have planning permission to build out on top of the rear addition to provide a 4th bedroom.

Price: £895,000 Freehold

BUCKINGHAM ROAD, N1

Approx. gross internal area
1338 Sq.Ft. / 124 Sq.M.



Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.

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		48	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	43
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.