

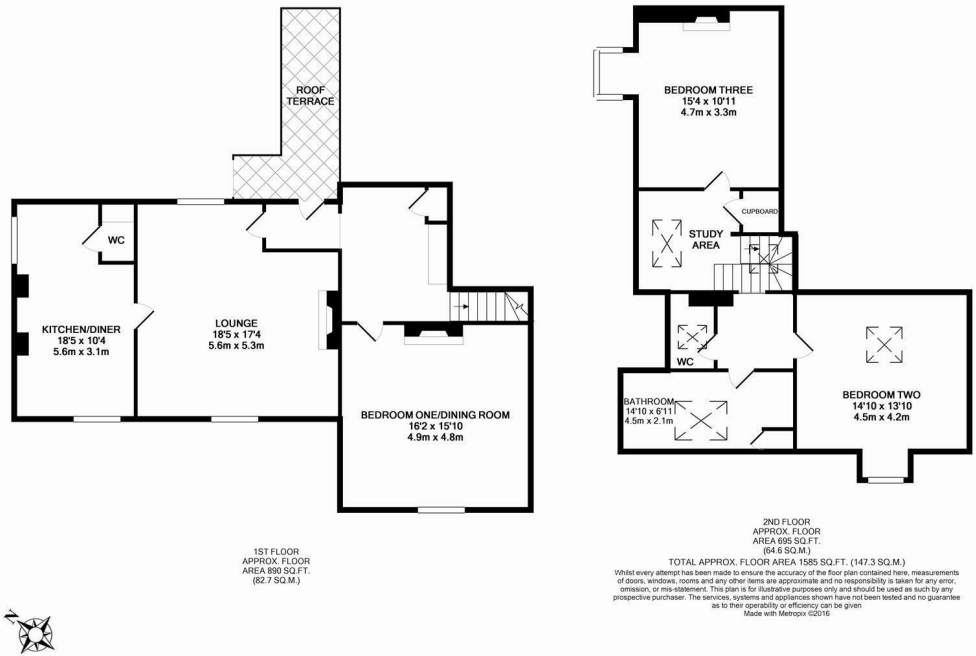




A rare opportunity to acquire a three-bedroom, 1st and 2nd floor maisonette which is set within this exclusive Victorian villa and is ideally located on the corner of Elmfield Road and North Avenue within Gosforth's Conservation Area. Howard House, set within its own private grounds, was sympathetically converted in the early 1980's and boasts delightful communal gardens and close to 1,600 Sq ft of internal living space.

The accommodation briefly comprises: stairs to terrace; generous private entrance hall with store cupboard and stairs to the second floor; 18ft lounge/diner with dual aspect and period fireplace; 18ft kitchen/dining room, again with dual aspect, integrated appliances and 'Belfast' sink; bedroom one/dining room which measures 16ft with period fireplace and west facing window. The stairs to the second floor give access to a generous landing/study space with fitted storage and two double bedrooms, bedroom three with period fireplace; a re-fitted bathroom with free standing bath and a separate W/C. Externally, the property benefits from an allocated off street parking space. Well presented, with tall ceilings, period features and generous communal gardens, this fantastic conversion apartment simply demands an early inspection!

Prestigious 1st & 2nd Floor Maisonette | 1,585 Sq ft (147.3m2) | Three Double Bedrooms | 18ft Lounge | 18ft Dining Kitchen | Bathroom & Separate WC | Manicured Communal Gardens | Off Street Parking | Study Area | Fantastic Location | GCH | Leasehold | Service Charge £1,834.32 Per Annum | Council Tax Band E | EPC Rating: D



**Offers Over £350,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

