



3 Benwell Road, London, N7 7AY

Offers In The Region Of £550,000



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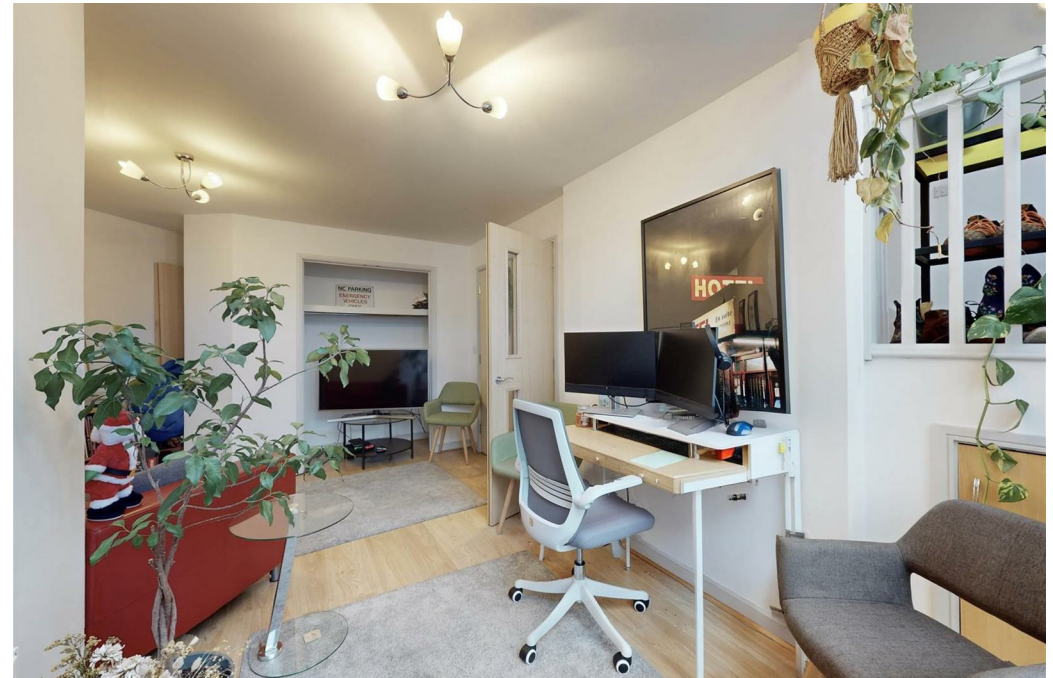
Nestled on the charming Benwell Road in Highbury, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. The flat features two spacious bedrooms and two well-appointed bathrooms, providing ample room for rest and personal space. One of the standout features is the lovely patio, which invites you to unwind in the fresh air and sunshine. Spread over two floors, the property also includes two utility rooms, adding practical storage and versatility to the home.

Location is key, and this flat is ideally situated midway between Drayton Park Overground and Holloway Road Underground stations, ensuring excellent transport links across London. This property presents an excellent opportunity for those seeking a comfortable home in a well-connected and vibrant area.

Ground rent - £200 PA
Service charge - around £2,000
lease - 979 years left
the property is chain free.



Council Tax Band: E





Benwell Road N7

Total Gross Area: 926 ft² ... 86.0 m² (excluding patio)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

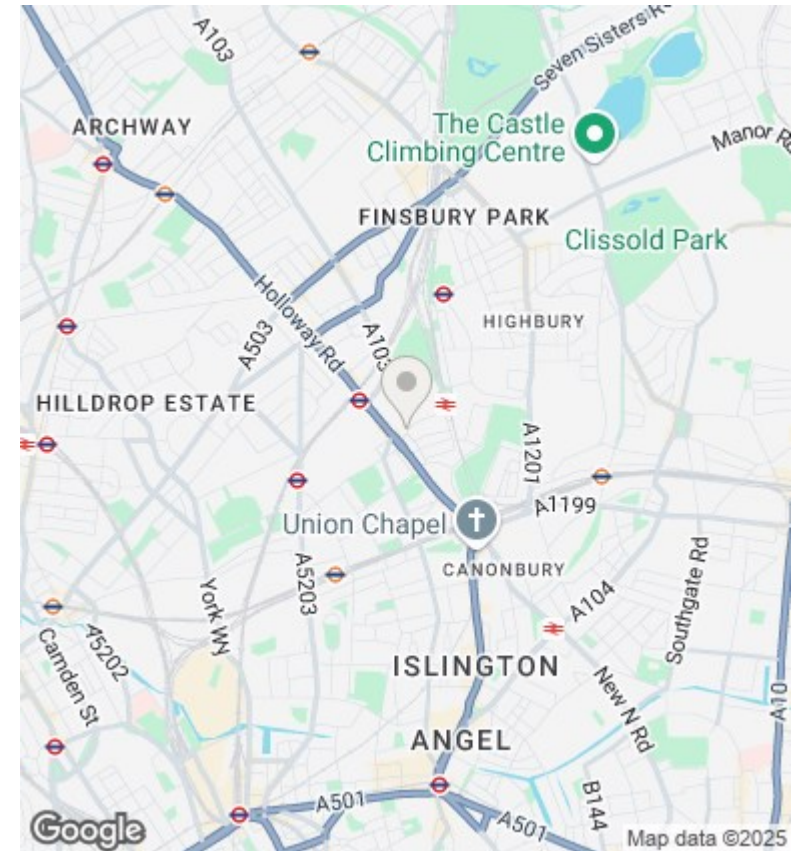
Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

