



204B MOUNT PLEASANT ROAD LONDON, N17 6JQ

£420,000
LEASEHOLD

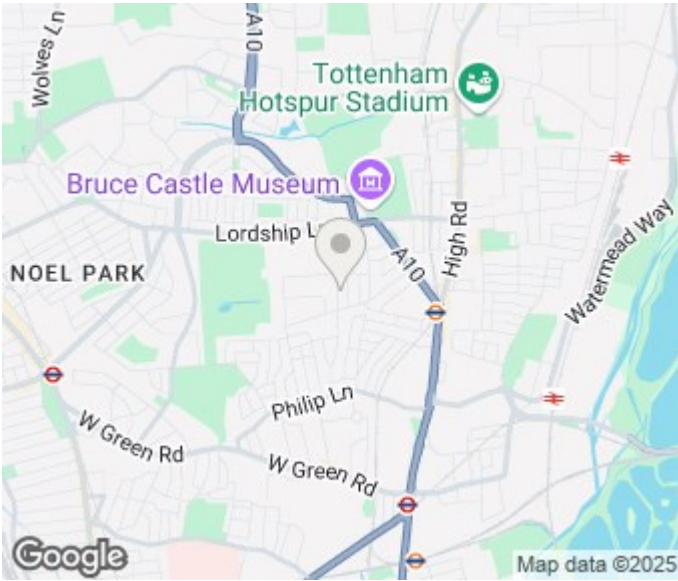
This delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining guests. The flat features two well-proportioned bedrooms, ideal for a small family, professionals, or those seeking a comfortable home in the heart of the city.

The location is particularly appealing, as it offers easy access to local amenities, transport links, and vibrant community life. Residents will appreciate the proximity to shops, cafes, and parks, making it an ideal spot for both leisure and daily living.

This flat is a wonderful opportunity for anyone looking to enjoy the benefits of city living while having a peaceful retreat to call home. With its practical layout and desirable location, this property is sure to attract interest from a variety of buyers and renters alike. Don't miss the chance to make this charming flat your own.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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