



## CLIFT HOUSE, 53 COLVILLE ESTATE LONDON, N1 5FL

**£525,000**  
LEASEHOLD

This charming one-bedroom apartment offers a perfect blend of modern comfort and convenience, featuring a spacious open-plan reception and kitchen area with sleek wooden flooring throughout. The kitchen is fully equipped with high-quality Smeg appliances, ideal for culinary enthusiasts. The space opens onto a Juliette balcony and also has access to a private east-facing balcony, offering a serene outdoor space to enjoy the morning sun.

The generously-sized double bedroom is well-appointed with built-in storage. The second double Juliette balcony enhances the natural light, creating a bright and airy atmosphere. The modern bathroom is designed with contemporary finishes, complementing the apartment's overall stylish aesthetic.

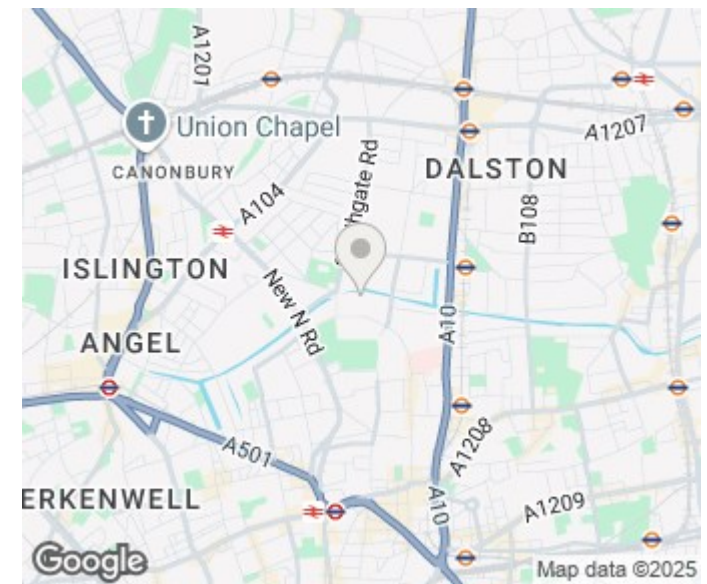
Additional features include fitted/built-in storage throughout the apartment, ensuring an efficient use of space. The building is equipped with a communal heat

**Hemmingfords**



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 567 SQ FT

|  |             |          |
|--|-------------|----------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 567 SQ FT / 53 SQM</b><br>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | Clift House |          |
|  | date        | 25/02/25 |
|  |             |          |



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (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 |           |

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

Hemmingfords Lettings & Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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