



A two bedroom 2nd floor purpose built flat situated within 1/2 a mile of Silver Street overground station and Fore Street's shopping facilities and transport links. The property has features that include: a long lease, double glazing and allocated parking. It is offered to investors only.

**Leopold Road
N18**

**Offers in excess of
£255,000 L/H**

<u>ENTRANCE:</u>	Secured entry door to communal hallway; stairs to 2nd floor to front door to hall
<u>HALLWAY:</u>	Wood laminate flooring, 2 x storage cupboards, storage heater, entryphone
<u>RECEPTION:</u>	18' 0" x 9' 4" (5.48m x 2.84m); Double glazed window to front aspect, wood laminate flooring, TV point, telephone point, 2 x storage heaters
<u>KITCHEN:</u>	8' 7" x 7' 7" (2.61m x 2.31m); Fitted wall and base units with roll edge worktops, integrated electric oven and hob, extractor, space for fridge/freezer, plumbed for washing machine, stainless steel sink/drainer with mixer tap, tiled floor, double glazed window to rear aspect
<u>BEDROOM 1:</u>	14' 7" x 8' 10" (4.44m x 2.69m); Double glazed window to front aspect, wood laminate flooring, wall mounted electric heater
<u>BEDROOM 2:</u>	10' 0" x 5' 4" (3.05m x 1.62m); Double glazed window to front aspect, wood laminate flooring, wall mounted electric heater
<u>BATHROOM:</u>	6' 9" x 5' 8" (2.06m x 1.73m); Panel bath with mixer tap, pedestal hand wash basin with mixer tap, low flush wc, electric heater, extractor, tiled floor
<u>PARKING:</u>	Gated parking; allocated off street parking space
<u>LEASE:</u>	109 years
<u>VIEWINGS:</u>	Strictly by appointment

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