

MERRIDENE, N21 1RD

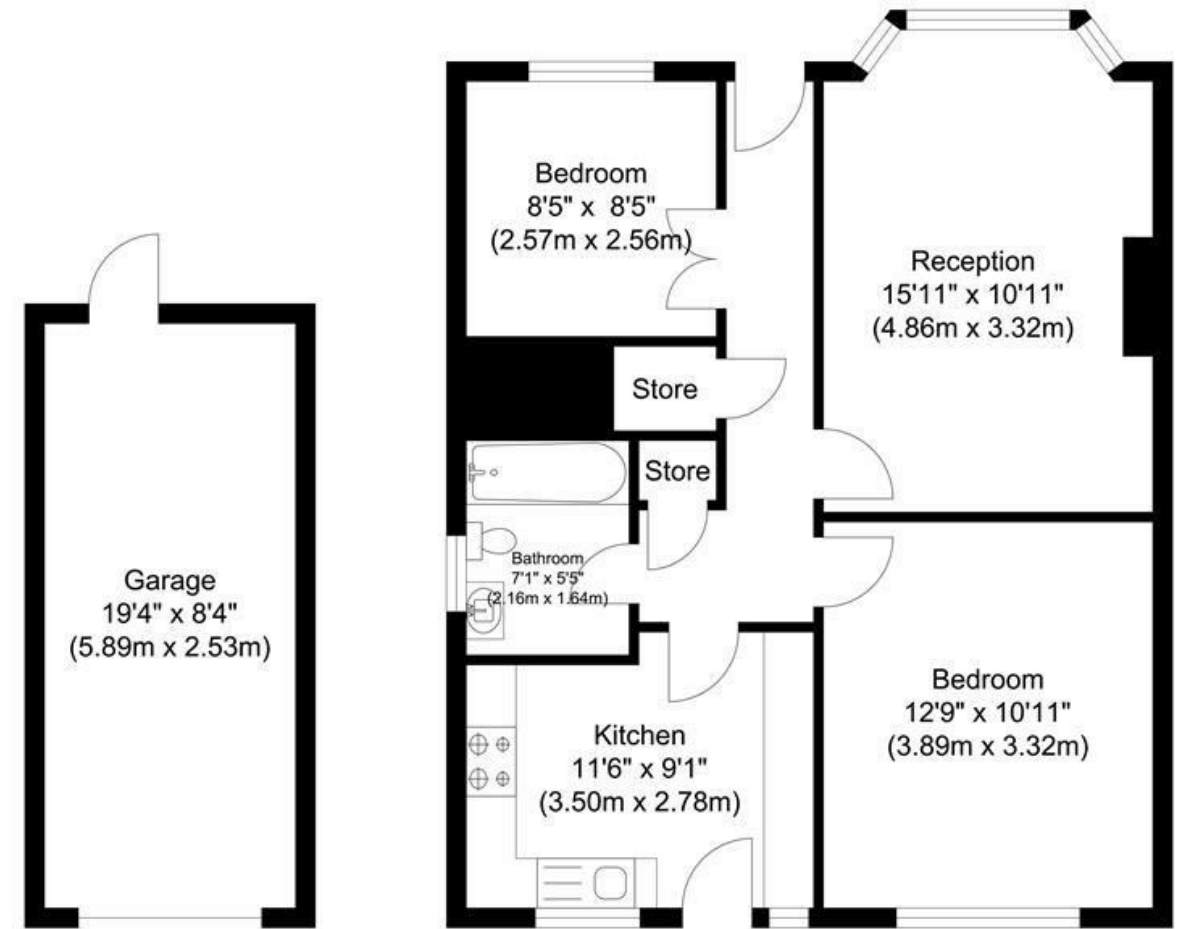
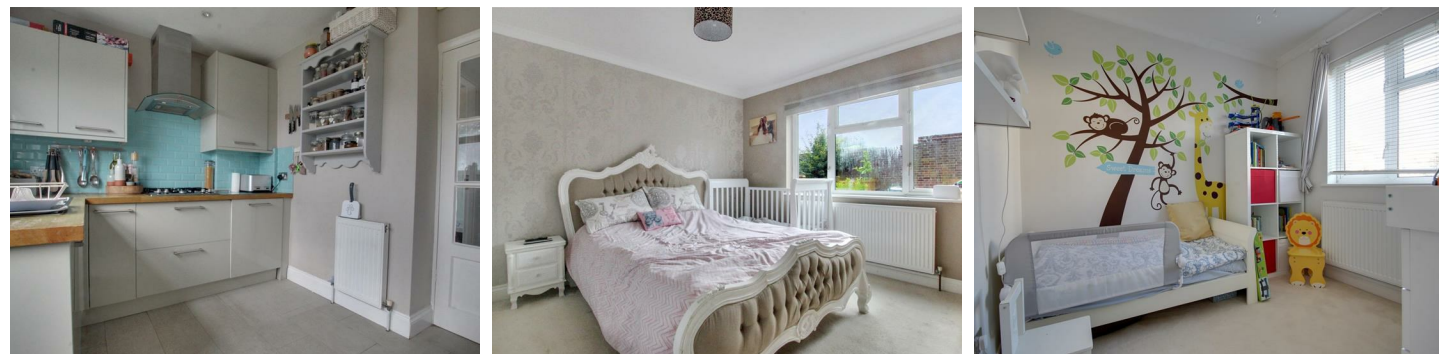


£465,000 Leasehold - Share of Freehold

- GROUND FLOOR
- KITCHEN
- GARDEN
- LOUNGE
- TWO BEDROOMS
- GARAGE

Property Details

A delightful ground floor maisonette situated within a quiet cul-de-sac only moments from Grange Park railway station offering direct access to Moorgate (25 mins). This bright and airy apartment comprises large reception with beautiful fireplace, bay window and dark wood floors with neutral decor, the kitchen is fully fitted and separate leading to a private garden. Further benefits a nice family bathroom, two bedrooms and good storage. Chain free. Share of freehold (no ground rent or service charges), private front and rear gardens, central heating, fully double glazed, own entrance & garage with both rear and garden access, highly sought after conservation area, close to local shops and within school catchment areas. Ideal for either a first time buyer or rental investor!



Garage
Approximate Floor Area
160.38 sq. ft.
(14.90 sq. m)

Ground Floor
Approximate Floor Area
632.48 sq. ft.
(58.76 sq. m)

Total Floor Area
Approximate Floor Area
792.86 sq. ft.
(73.66 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

