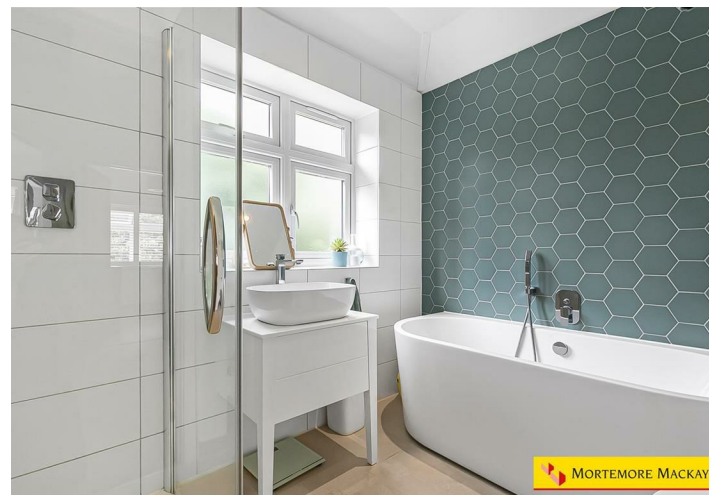
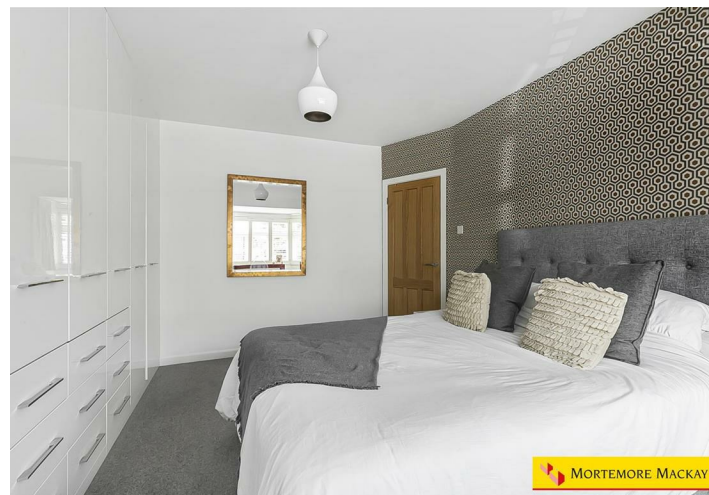
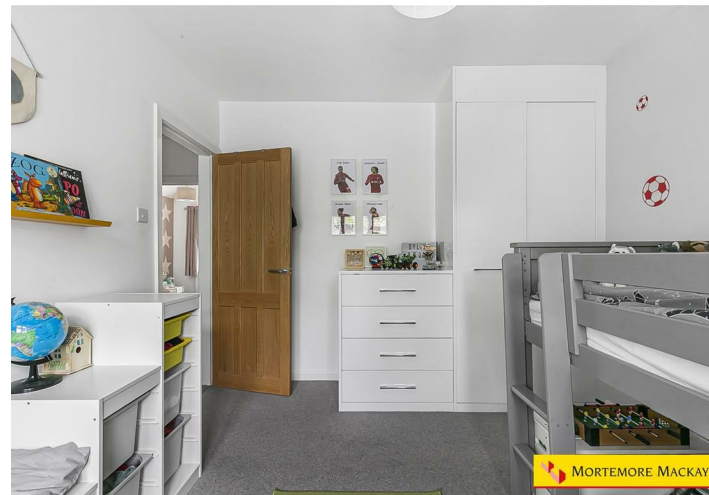




OLD PARK RIDINGS, N21 2ET



£850,000 Freehold

- CHAIN FREE
- TWO RECEPTIONS
- THREE BEDROOMS
- 70' WEST FACING GARDEN
- EXCELLENT CONDITION
- END OF TERRACE
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM
- OFF STREET PARKING

Property Details

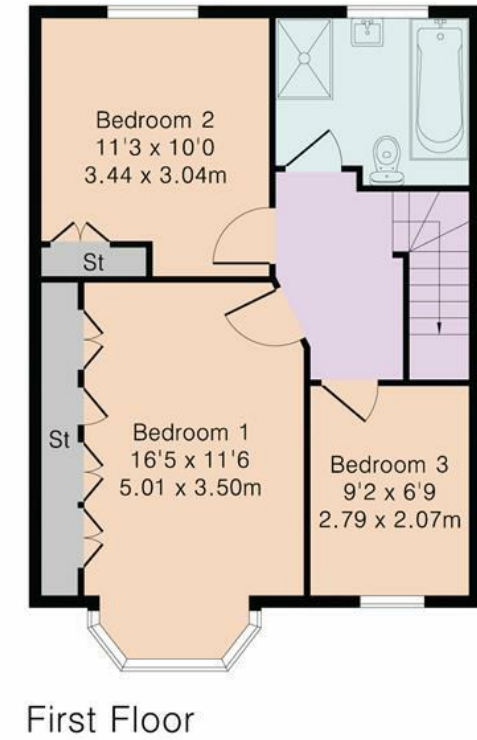
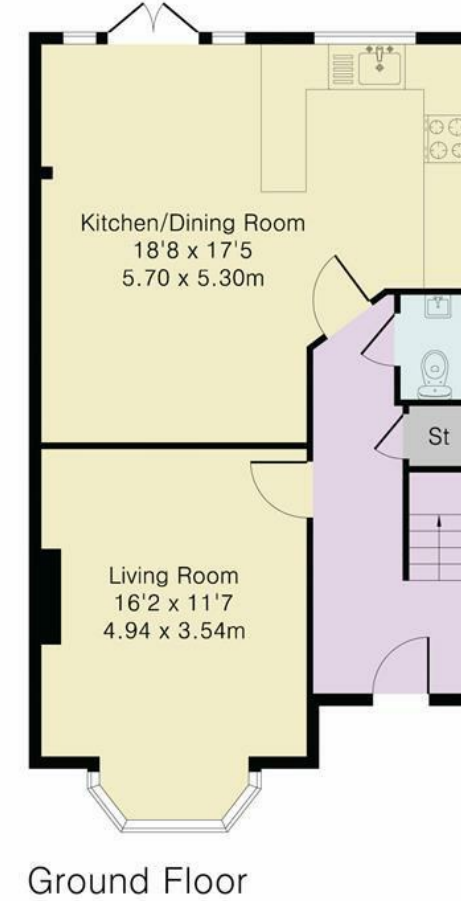
Welcome to this charming end terrace house located in the desirable Old Park Ridings area of London. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. There are two double bedrooms both with fitted wardrobes and a third good size bedroom all with plantation shutters to the windows. There is ample space for a growing family or for those who enjoy having a home office or guest room, a well-maintained bathroom, offering convenience and comfort for your daily routines. The end terrace layout provides additional privacy and a sense of exclusivity, making it a perfect retreat from the hustle and bustle of city life. The 70' West facing garden is ideal for entertaining and to the front is off street parking for multiple vehicles.

Situated in Grange Park, this house offers easy access to a variety of amenities, including shops, restaurants, and parks, ensuring that you have everything you need right at your doorstep. The location also provides excellent transport links being walking distance to Grange Park Station, making it convenient to explore all that this vibrant city has to offer. Local primary and secondary schools are all within easy reach.

Don't miss the opportunity to make this lovely house in Old Park Ridings your new home. Book a viewing today and experience the charm and comfort this property has to offer.



Approximate Gross Internal Area 1066 sq ft – 99 sq m
 Ground Floor Area 578 sq ft – 54 sq m
 First Floor Area 488 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	77	
(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	

