



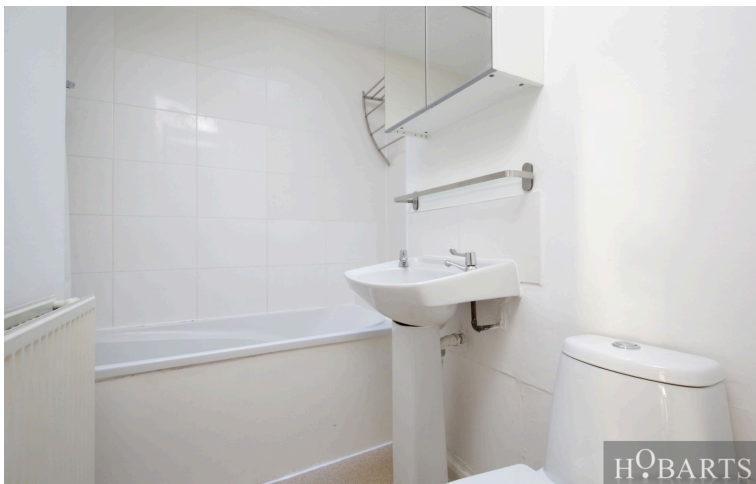
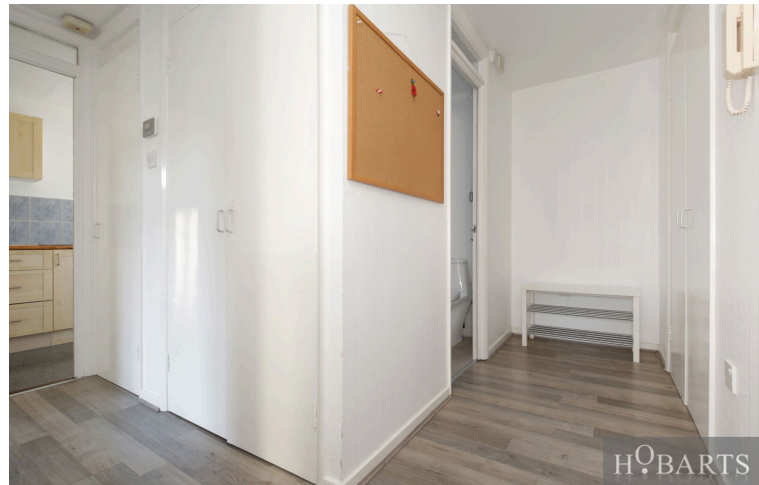
**** IDEAL FIRST PURCHASE/ INVESTMENT ** - STYLISH AND TASTEFULLY PRESENTED ONE-DOUBLE BEDROOM TOP (SECOND) FLOOR PURPOSE-BUILT FLAT SET AMONGST COMMUNAL GROUNDS.** The accommodation comprises; entry-phone access to a lobby area, stairs leading up to the top floor landing, own front door opening to an inner hallway, built-in storage cupboards, lounge/reception room, adjacent fitted kitchen, double bedroom, and a separate bath/shower room. There is side pedestrian access to a 90 communal garden. The property is ideally located for all amenities including Turnpike Lane Tube Station (2025 Mins City/West End) and the green open spaces of Downhills and Chestnut Parks. **** OFFERED CHAIN FREE AND WITH A 172-YEAR APPROX. LEASE)**

Langham Road, London, N15 3QX

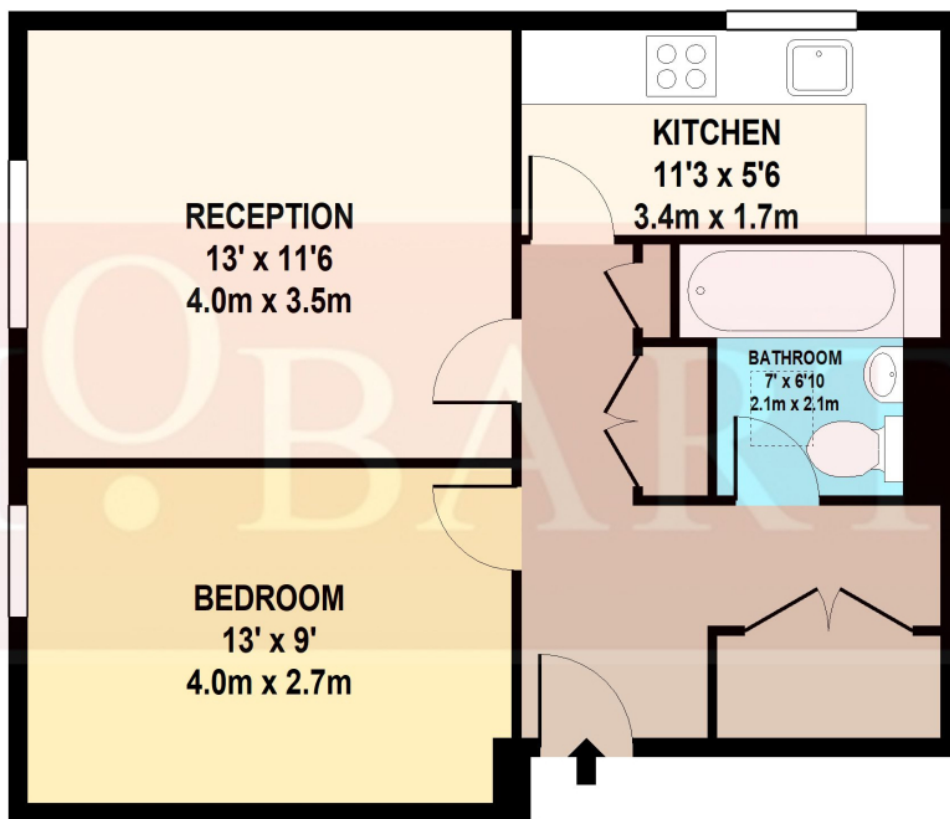
£279,950 | Leasehold

HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Top Floor Security
- Side Access to a 90' Communal Garden
- Fitted Kitchen
- One-Double Bedroom
- Chain Free
- Separate Lounge/Reception Room
- Entry-Phone Access
- Close to Tube/ Bus Rotes / Amenities
- Built In Storage Cupboards



SECOND FLOOR

LANGHAM ROAD

TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Address: 7 Langham Road, N15

Tenure:
Leasehold

Ground Rent:
TBC

Service Charges:
TBC

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

3 Crescent Road, Alexandra Park,
London N22 7RP

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.