



Portland Rise, N4 2PT

Asking Price Of £800,000
Share of Freehold



Portland Rise

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Introducing a beautifully maintained and well-proportioned garden flat situated on the raised ground floor of a charming Victorian conversion. With 872sqft (81 sqm) of internal space, this bright and spacious home boasts two double bedrooms and an impressive reception room that opens onto a private rear garden. The master bedroom is spacious and bright, complete with an en-suite shower while the generous second double bedroom provides a bright leafy outlook. Additionally, the flat includes a family bathroom and a modern fitted kitchen. Located on the desirable and peaceful Portland Rise, this property is close to restaurants, cafes, four local parks, and excellent transport links. Portland Rise is a no through traffic road and It offers easy access to Zone 2 Victoria/Piccadilly lines, Overground and National Rail services, and regular bus routes.

- Very Well Presented
- Lovely Private Garden
- Two Double Bedrooms
- 872 sqft / 81 sqm
- Share of Freehold
- Excellent transport links
- Close to four local parks
- Service Charge £1,925 p.a

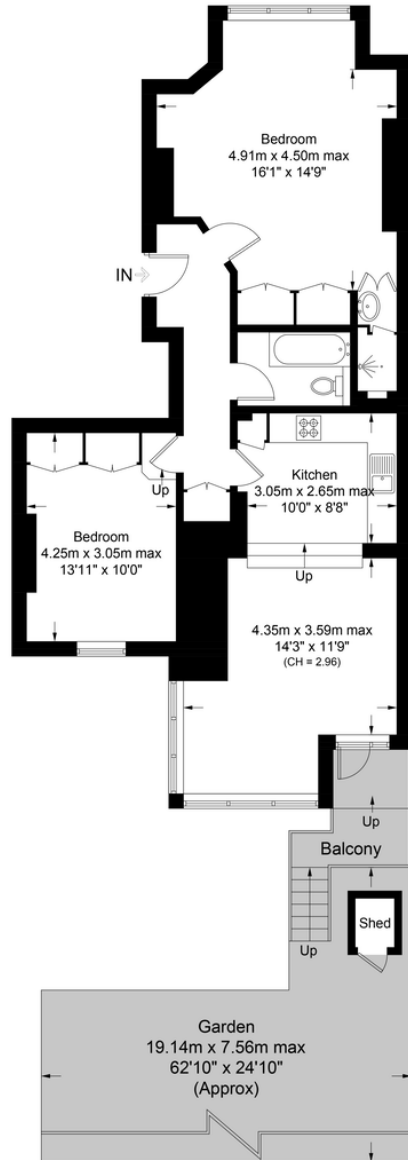






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Approximate Gross Internal Area = 872 sq ft / 81.0 sq m
(Excluding Shed)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1104197)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Certified Property Measurer