



Fairbridge Road

£230,000 Share of Freehold

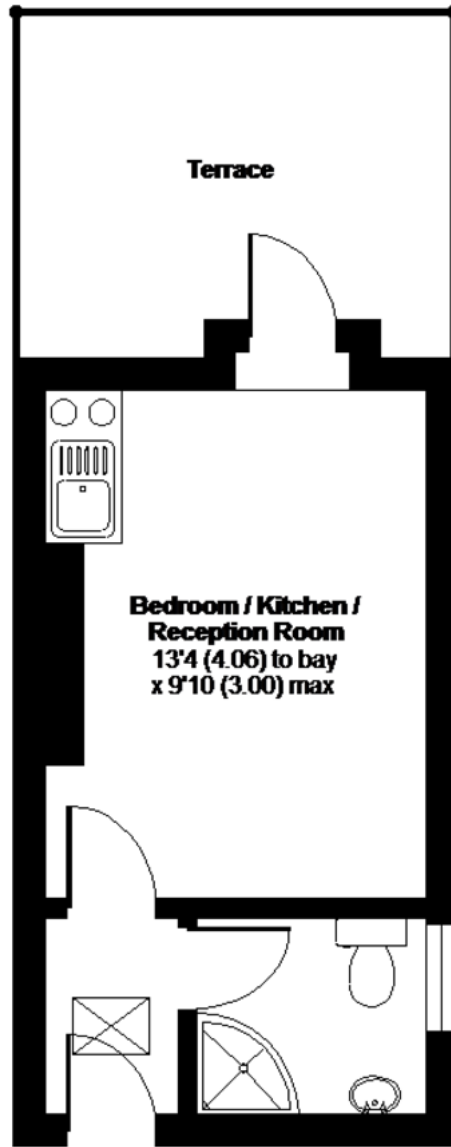


This modern studio apartment would make a great investment as a rental unit or, alternatively, as a Pied-a-Terre. The flat is presented in very good condition and comprises a modern shower room, kitchenette/living area and a south-east facing terrace. Situated on Fairbridge Road, the property is within walking distance of Archway underground station (Northern Line), Upper Holloway overground station and the shops, bars and restaurants on Holloway Road and the surrounding area. The flat has enjoyed a strong rental history and is available to cash buyers only. Chain free.

- Studio apartment
- Terrace
- Shower room
- Close to Archway underground
- Cash buyers only
- Good transport links
- Chain free
- Good investment opportunity

Fairbridge Road, Archway, London, N19

APPROX. GROSS INTERNAL FLOOR AREA 193 SQ FT 17.9 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's Note:

Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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