



## 17 Coachmans Lodge, 24-26 Friern Park Road , London, N12 9DN

We offer this spacious two double bedroom, two bathroom apartment situated in this purpose built block on Friern Park, N12. This 1292 sq ft property benefits a bright and airy feel through out, offers residents off street parking, is situated in a desirable location minutes from shops, schools & transport, new 125 lease and is offered chain free.

**£550,000**

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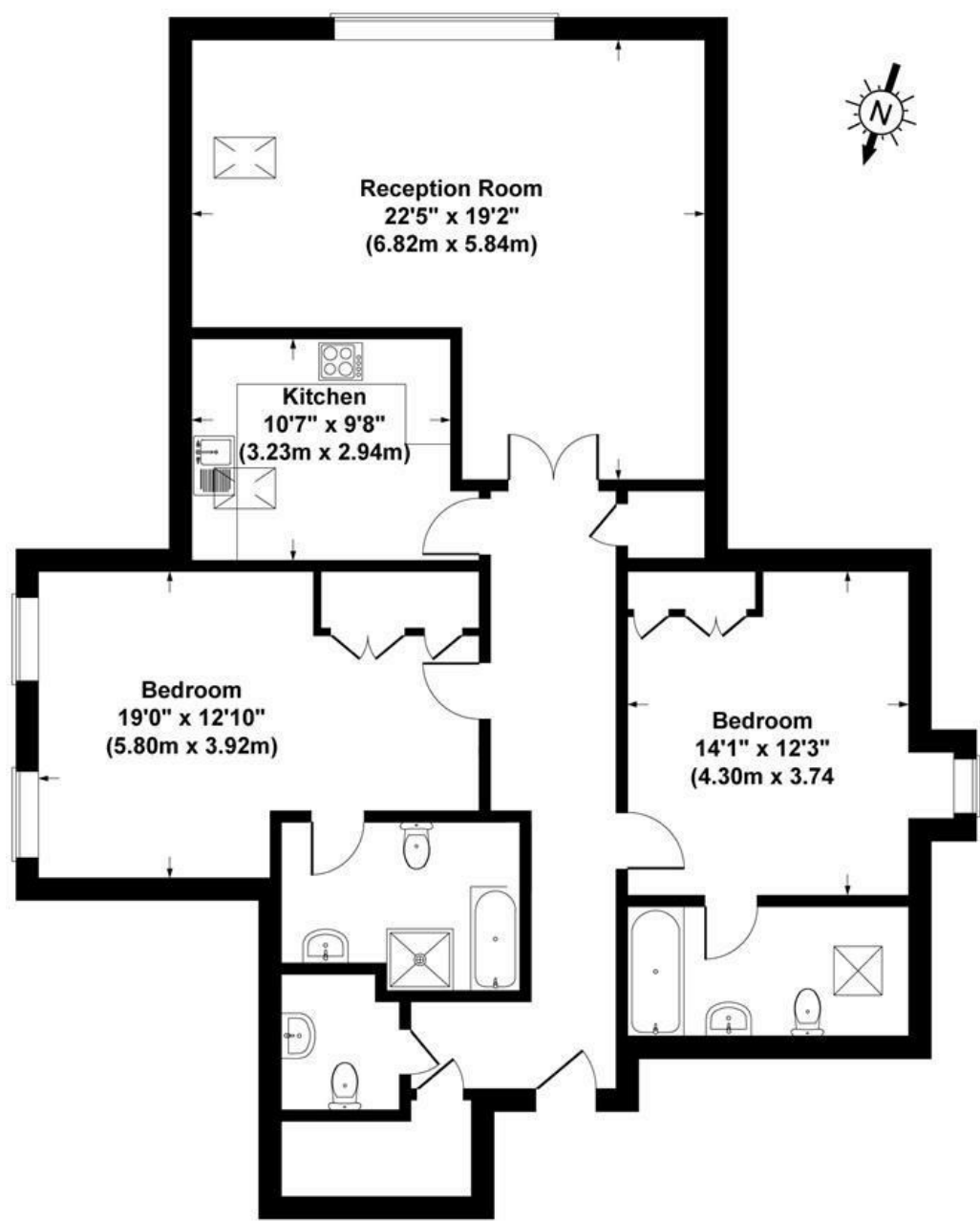
- Large Open Place Reception Dining Room
- Two En-Suites
- New 125 Year Lease
- Fitted Kitchen
- Separate WC
- Chain Free
- Two Double Bedrooms
- Residents Off Street Parking



[Directions](#)



Floor Plan



**Third Floor**  
**Coachmans Lodge, London, N12**  
**Gross internal area 1292 sq ft/120 sq metres**  
**Not to Scale. Produced by The Plan Portal 2017**  
**For Illustrative Purposes Only.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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