



Connaught Road, N4 4NR

Guide Price £475,000
176 Years Unexpired Lease



Connaught Road N4 4NR

Welcome to Connaught Lodge, where you'll find this delightful first-floor two-bedroom apartment, cherished and enhanced by its current owners to offer a generous 711 sq. ft. (66.1 sq. m) of living space designed for enjoyment.

Upon entering via the ground floor common entrance, equipped with an entry phone system, a staircase leads up to the first floor. Here, the internal hallway boasts wooden flooring and lively decor, accompanied by a built-in storage cupboard for added convenience.

The kitchen showcases an array of olive-green units complemented by sturdy wooden work surfaces and a Metro brick tile splashback. Plumbing is readily available for a washing machine and dishwasher, with ample space for a fridge-freezer. The old coal chute cupboards have been repurposed for practical storage, leading out to a shared balcony overlooking the front aspect.

Moving on, you'll find a charming double bedroom adorned with vibrant green walls and characterful wooden flooring. An inbuilt storage cupboard and a window offering views over the rear garden complete the space.

At the centre of the apartment lies a separate WC and a two-piece bathroom suite, featuring a shower-bath combination, wash hand basin, heated towel rail, and attractive tiled flooring.

The second bedroom easily accommodates a double bed, with additional built-in storage and parquet flooring adding to its appeal.

Finally, a highlight of this beautifully decorated home is the surprisingly spacious reception area, boasting wooden flooring and a partially inset balcony that provides the perfect spot to bask in the sunshine while overlooking the lush communal garden.

Additional features include double glazing throughout and attractive four-panelled 1950s doors. Furthermore, the owners have extended the lease, providing peace of mind with 176 years of unexpired term remaining.




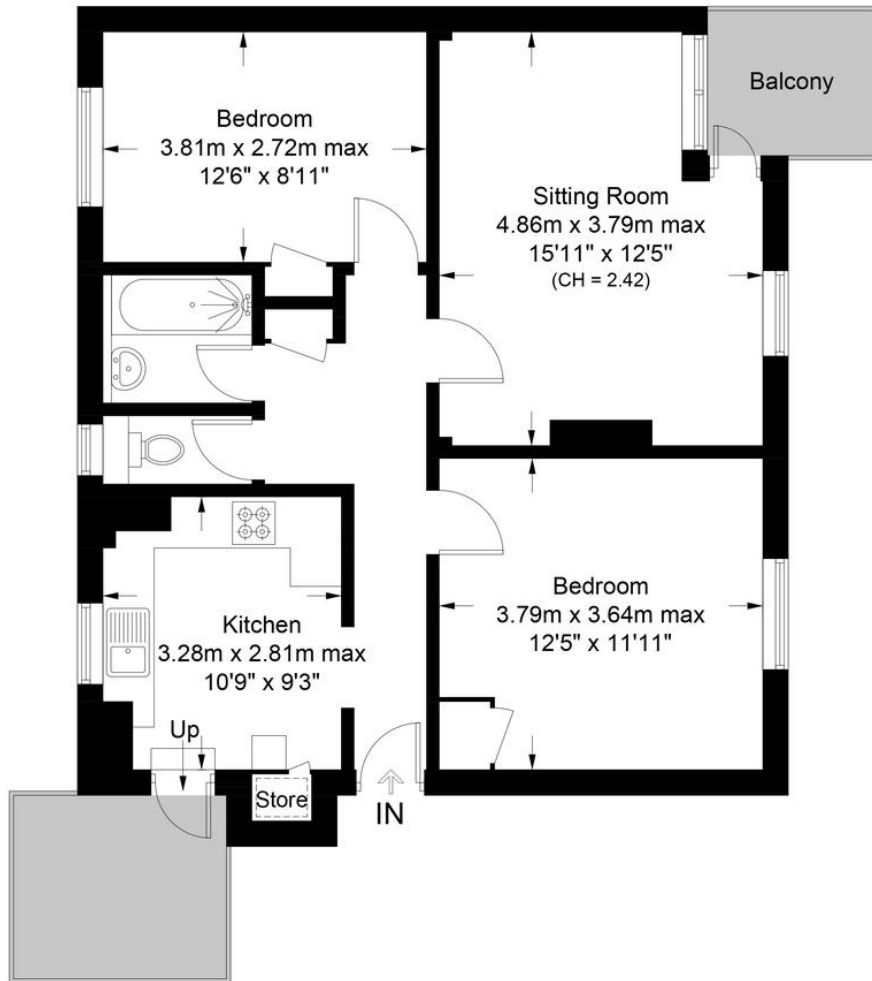




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Approximate Gross Internal Area = 707 sq ft / 65.7 sq m
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 711 sq ft / 66.1 sq m

 = Reduced headroom below 1.5m / 5'0"



First Floor



Certified Property Measurer

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. (ID1079908)

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DAVID ANDREW

your most valuable asset

- Arranged over the first floor
- Two generous bedrooms
- Stylish reception
- Private balcony
- Modern well-equipped kitchen
- Beautifully presented
- Close to transport links
- 711 sq ft / 66.1 sq m

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
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.

