





145 DOWNHILLS WAY

LONDON, N17 6AH

£550,000

FREEHOLD

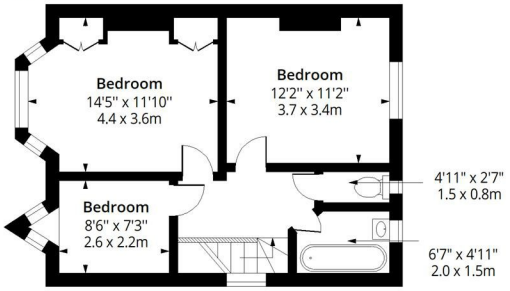
Nestled in the desirable area of Downhills Way, this charming house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests, relaxing with family, or creating a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

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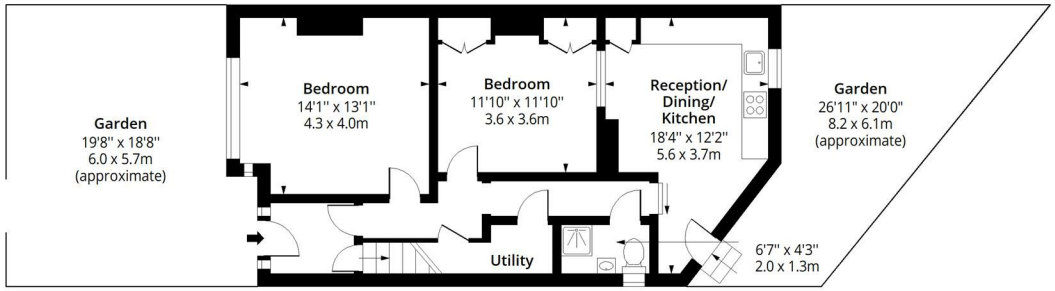
Downhills Way, N17

Approx. Gross Internal Area 1168 Sq Ft - 108.51 Sq M



First Floor

Floor Area 477 Sq Ft - 44.31 Sq M



Ground Floor

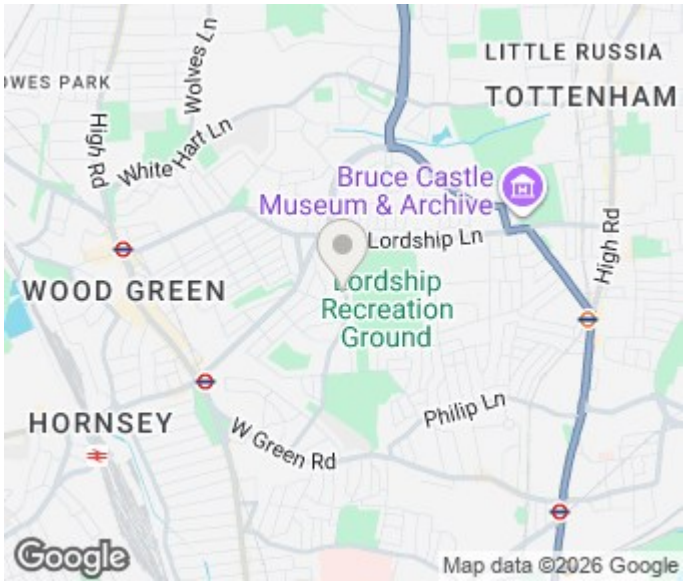
Floor Area 691 Sq Ft - 64.19 Sq M

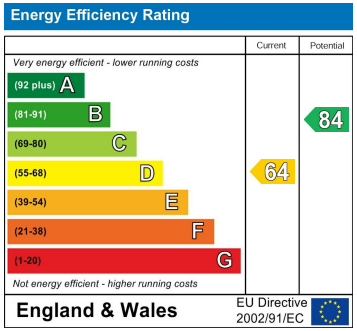
Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 2/12/2025





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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