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Philip Lane, London, N15

Offers In Excess Of £415,000



Chain free with a share of freehold

A spacious and well presented split level flat arranged over the top two floors of an attractive period property. The property benefits from a bright and airy feel throughout, with a well proportioned layout that makes excellent use of the available space, ideal for first time buyers.

The first floor comprises a generous reception and dining area, providing a versatile living space with ample room for entertaining and everyday living. The adjoining kitchen is well arranged with good storage and worktop space, while a family bathroom is also located on this level. Large windows allow for plenty of natural light, enhancing the sense of space and comfort across the floor.

The second floor hosts two well sized double bedrooms, both offering comfortable accommodation and flexibility for use as guest rooms, home office space, or additional storage if required.

Ideally situated within close proximity to the open green spaces of Downhills Park and the excellent transport connections at Seven Sisters, the property enjoys easy access to local amenities and convenient links into Central London.

Lease length: 964 years

Service charge: No service charge

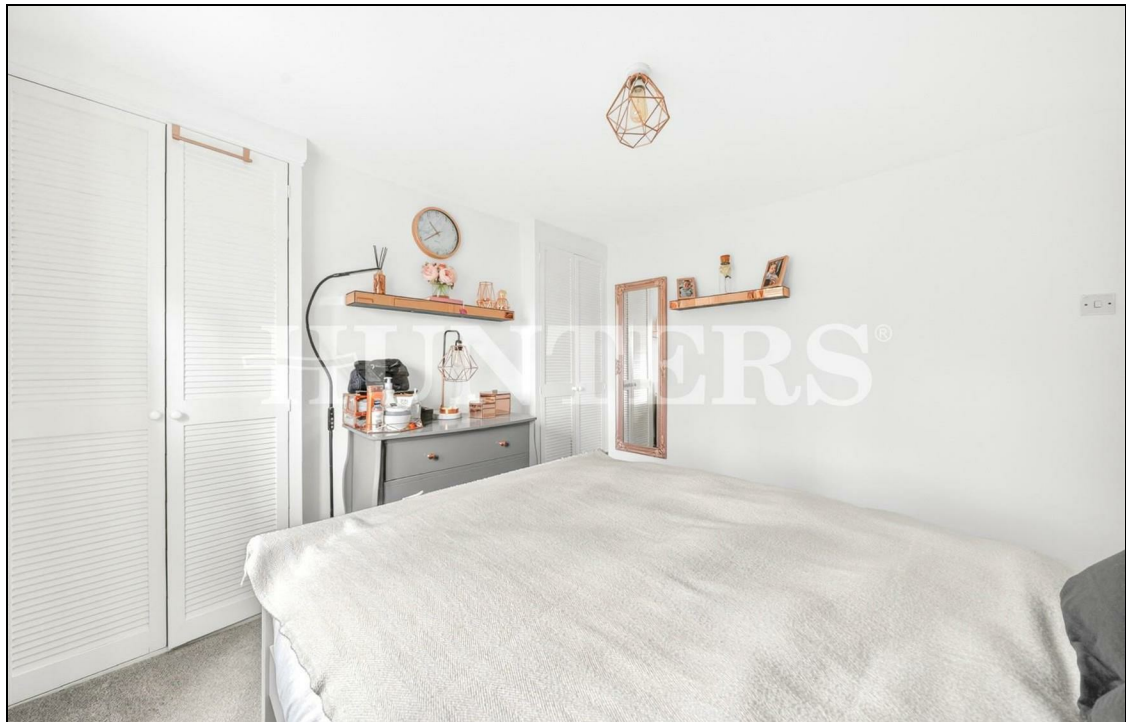
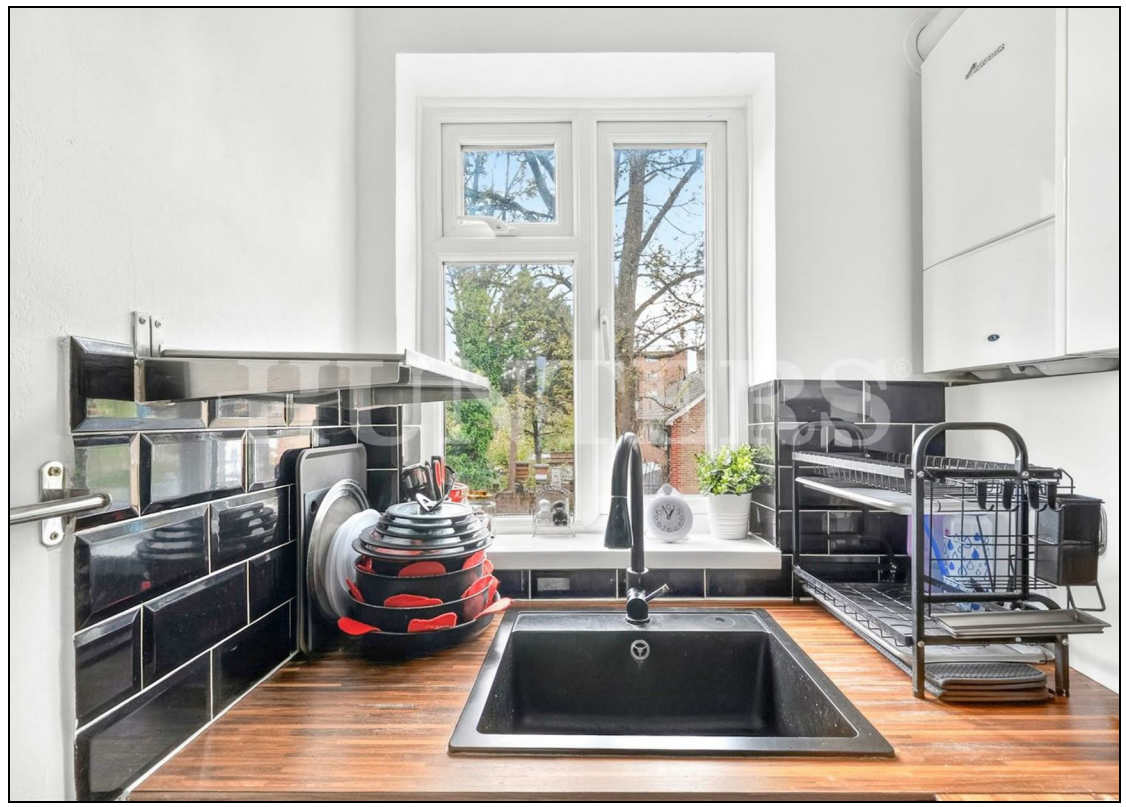
EPC: C

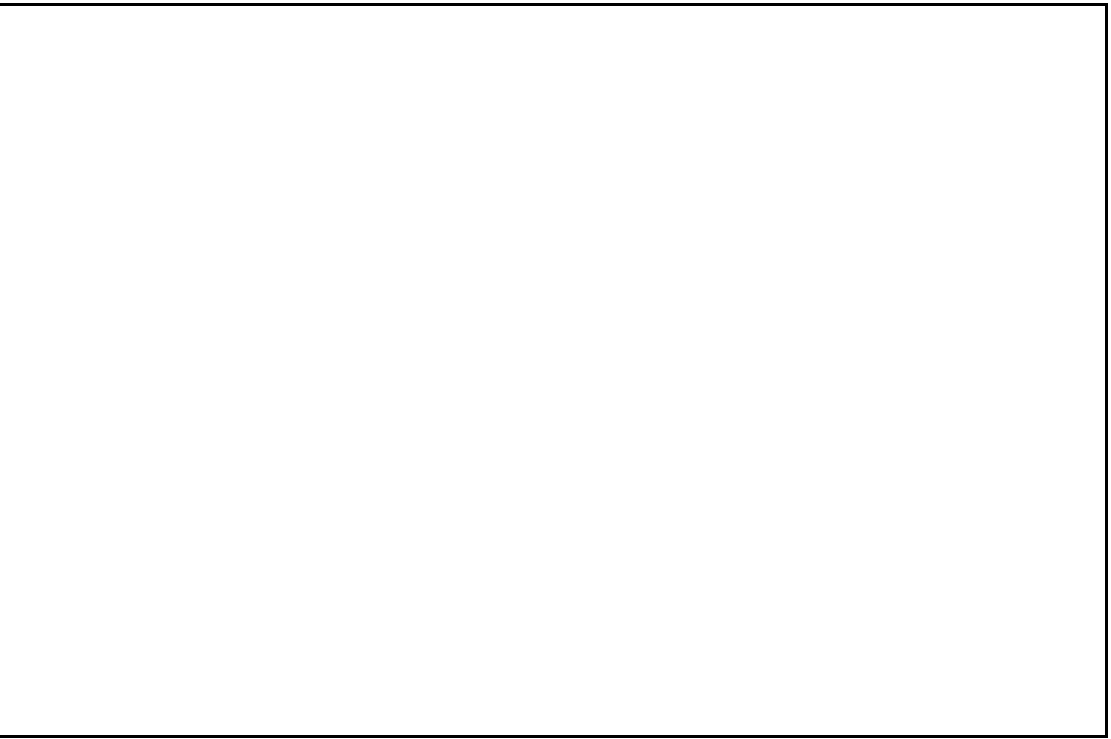
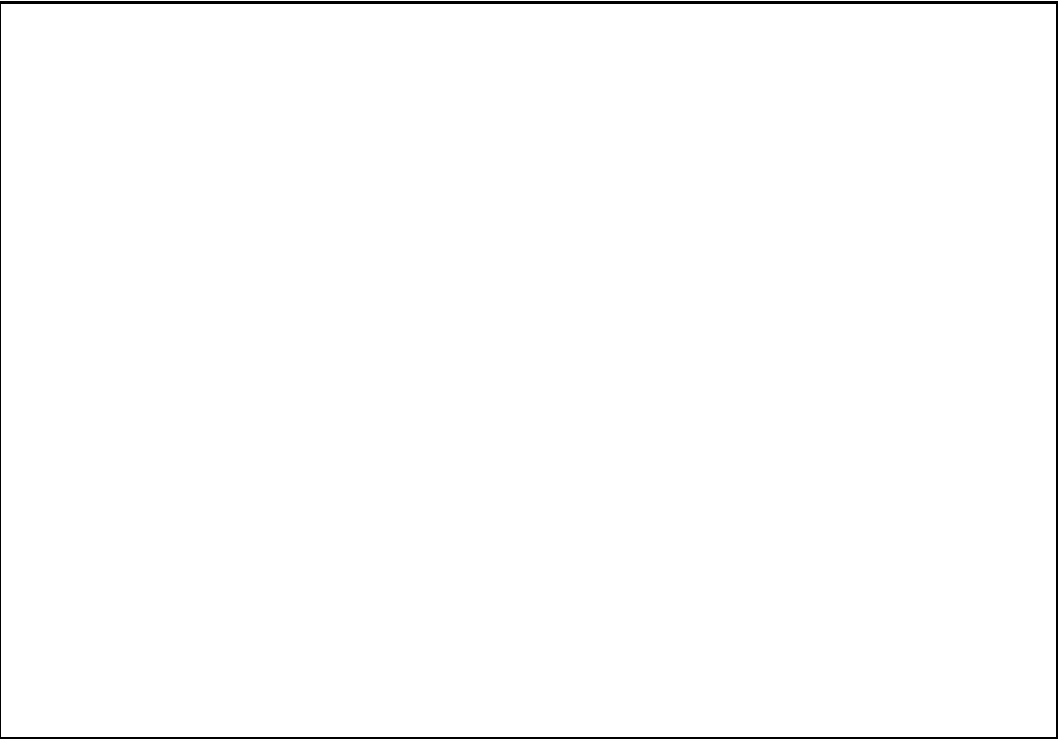
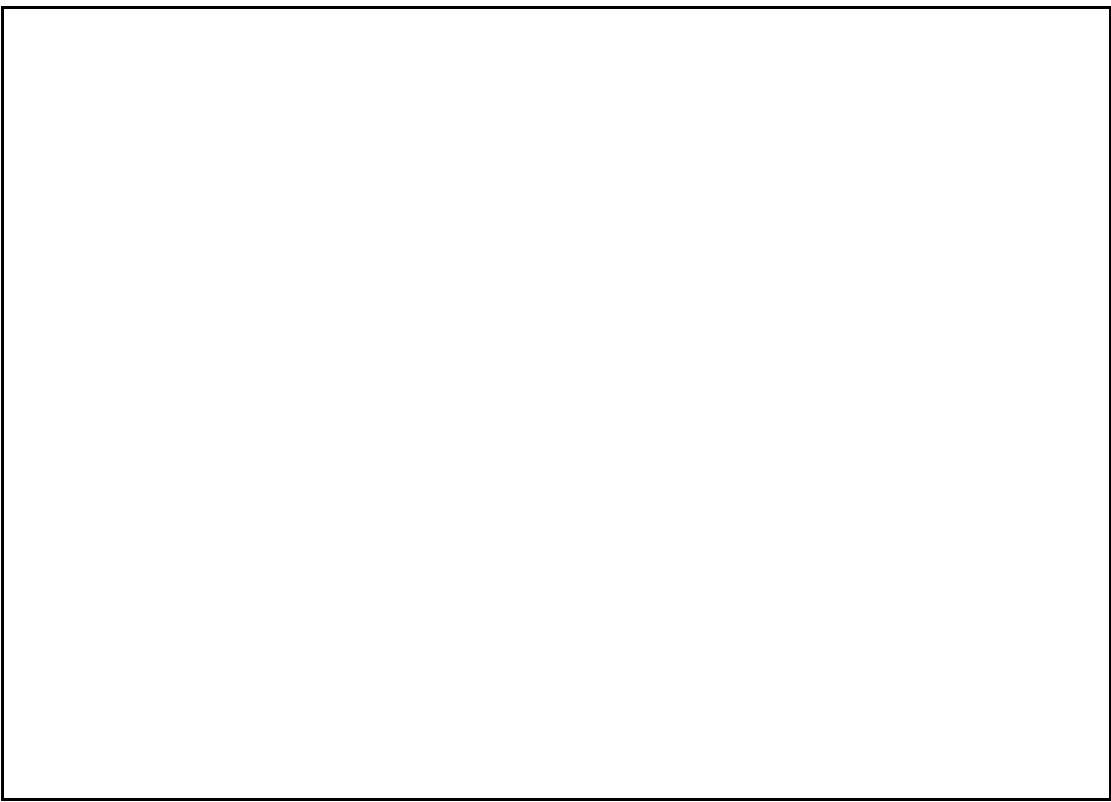


KEY FEATURES

- Chain free
- Share of freehold
- Two double bedrooms
- Lots of natural light
- Open plan reception/dining area
- Seven Sisters (Victoria line & British Rail)
 - EPC: C
 - Council tax band C

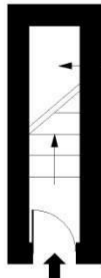
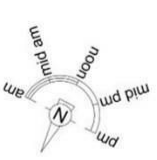






Philip Lane N15

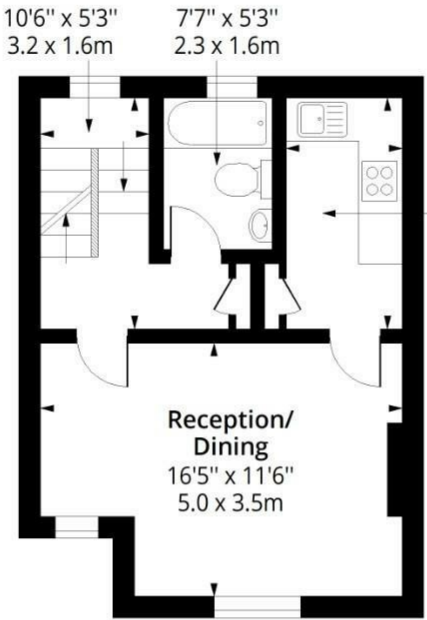
Approximate Gross Internal Area = 735 Sq Ft - 68.28 Sq M



9'10" x 2'4"
3.0 x 0.7m

Ground Floor

Floor Area 23 Sq Ft - 2.14 Sq M

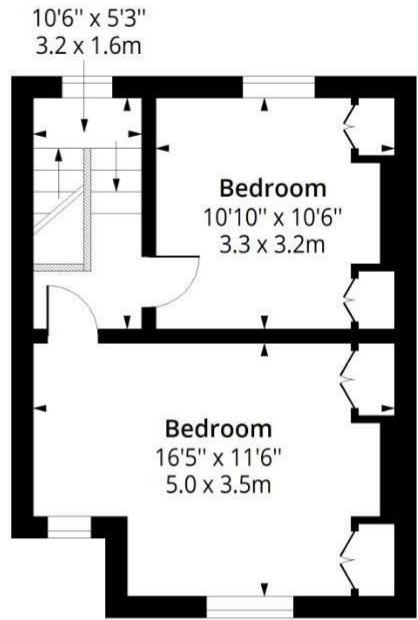


Reception/
Dining
16'5" x 11'6"
5.0 x 3.5m

Kitchen
10'6" x 5'3"
3.2 x 1.6m

First Floor

Floor Area 356 Sq Ft - 33.07 Sq M



Bedroom
10'10" x 10'6"
3.3 x 3.2m

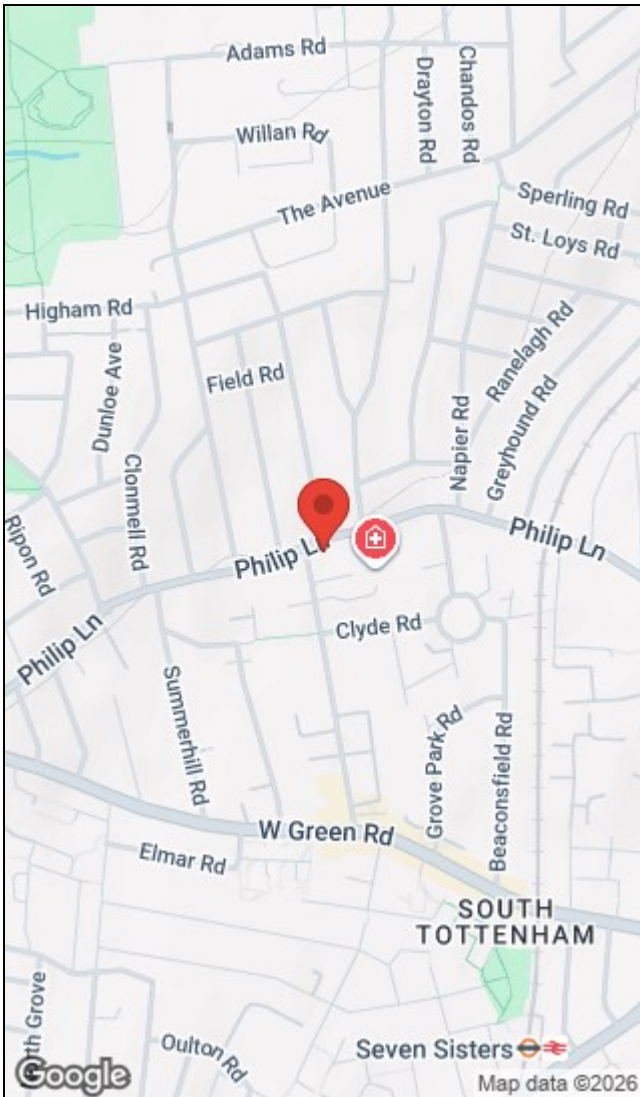
Bedroom
16'5" x 11'6"
5.0 x 3.5m

Second Floor

Floor Area 356 Sq Ft - 33.07 Sq M



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
74		80			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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