



Despard Road, London, N19 5NP

welcome to
Despard Road, London,

A wonderful three bedroom split level flat with direct access to a garden. The property is offered in excellent condition throughout and has no onward chain.

The first floor comprises of a bright and spacious reception room, separate modern kitchen with direct access onto the garden, double bedroom and modern bathroom. The top floor comprises of two further bedrooms.

Despard Road is a stone's throw from lively Archway, packed with handy shops and stores, but is also within easy walking distance to some seriously desirable neighbourhoods. Take in the history at the cemetery and atmospheric pubs of Highgate, or enjoy the village vibes of Crouch End. And when you're done sampling the myriad eateries and drinking holes in the area, head to Hampstead Heath for fresh air and gorgeous city views from Parliament Hill.





Floor 0



Floor 1



Floor 2

Approximate total area (1)
84.94 m²

Reduced headroom
5 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

welcome to

Despard Road, London

- Three bedrooms
- Split level
- Garden
- 881 sq/ft
- Excellent transport links

Tenure: Leasehold

EPC Rating: E

Ground rent: £10 pa

Service Charge: £1472.92

Council Tax Band: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£795,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105730



Property Ref:
MUH105730 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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