



145 Shelbourne Road, London, N17 9YD

Guide price £400,000



\*\* Guide Price £400,000 - £425,000 \*\*

This beautifully presented Edwardian maisonette, built circa 1910, offers a rare opportunity to own a purpose-built home from an era when such design was ahead of its time. With its own private entrance, the property avoids the compromises often found in converted Victorian flats, providing a well-balanced and practical layout throughout.

This home features a bright and spacious reception room, complete with original coving, a central ceiling rose, and an attractive fireplace, creating a charming yet comfortable living space. There are two generously sized double bedrooms, both larger than average for similar properties, along with a notably spacious modern three-piece bathroom, which also offers potential to incorporate a utility area.

A separate, fully fitted kitchen—renovated in 2022—includes contemporary units, recessed spotlights, under-cabinet lighting, a gas hob with

- CHAIN FREE SALE
- OWN ENTRANCE
- 112 YEAR LEASE
- RE MODELLED IN 2022
- GENEROUS SIZE BATHROOM/WC
- 2 DOUBLE BEDROOMS
- OWN GARDEN
- OFF STREET PARKING POTENTIAL
- PERIOD PROPERTY
- AWAITING EPC

