



117a Maryland Road, N22 5AS

£465,000 sof

A fantastic opportunity to acquire this charming two-bedroom ground floor flat, offered with a share of the freehold. Set within a beautifully maintained period conversion, the property effortlessly combines character features with modern living in a sought-after location. The accommodation comprises a bright dining room leading to a fully fitted contemporary kitchen, two well-proportioned double bedrooms, and a spacious family bathroom. To the rear, the property benefits from a private garden, providing the perfect space for outdoor dining, entertaining, or relaxing during the warmer months. Ideal for first-time buyers, this superb home enjoys excellent transport links and is conveniently located close to a range of local amenities. Offering further potential to extend, subject to the necessary planning permissions (STPP), this is a wonderful opportunity to secure a home in a vibrant and desirable location. OFFERS INVITED

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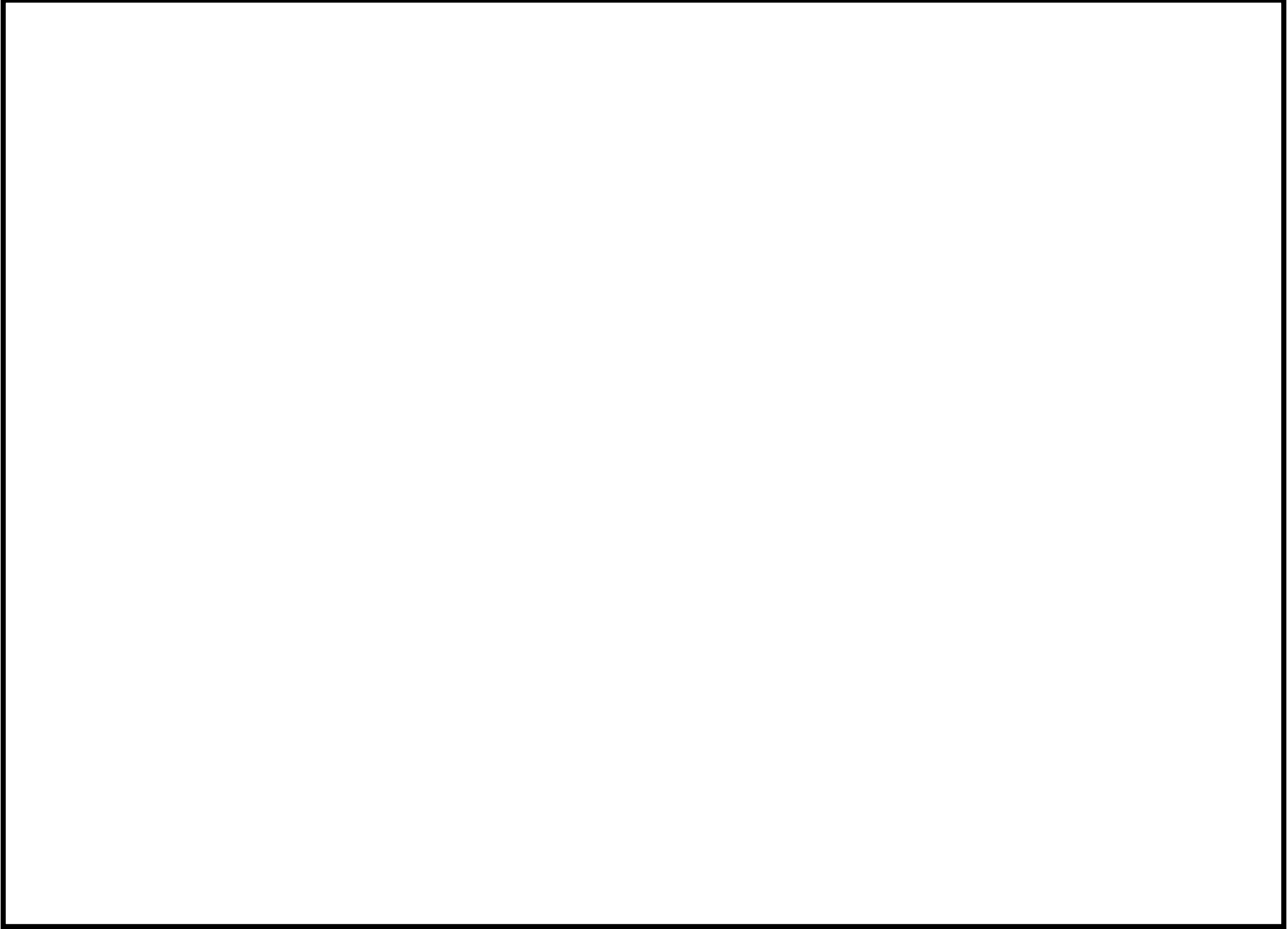


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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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