hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS







# PORTLAND RISE, N4

£750,000 SOF/H

- 40 ft Private Rear Garden
- Utility Room
- Close to Stoke Newington
- Share of Freehold
- Chain Free
- Three Bedrooms/ Two Bathrooms

wj meade

# Portland Rise




**Approx. Gross Internal Floor Area 1002 sq. ft / 93.13 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property









WJ Meade are proud to present this wonderful three bedroom split level garden apartment, part of a beautiful Victorian house conversion on a charming residential road which leads to Finsbury Park. Arranged over 1002 sq ft with an open plan fitted kitchen to reception, family bathroom and master en suite shower room cleverly designed via a hidden door as part of a range of bespoke fitted wardrobes. Located within a vibrant community with the West Reservoir and The Castle Climbing Centre moments away along with the variety of amenities along Seven Sisters Road and Green Lanes.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: 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 will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £2,957
Ground rent £0
115 years lease
Council tax band D
Current EPC Rating 75
Tenure: Leasehold - Share of Freehold

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