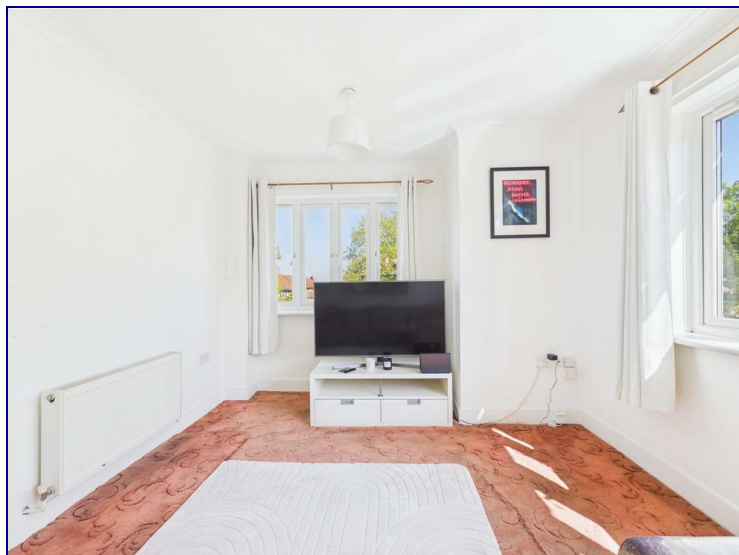


New River Way, London, N4 2ND

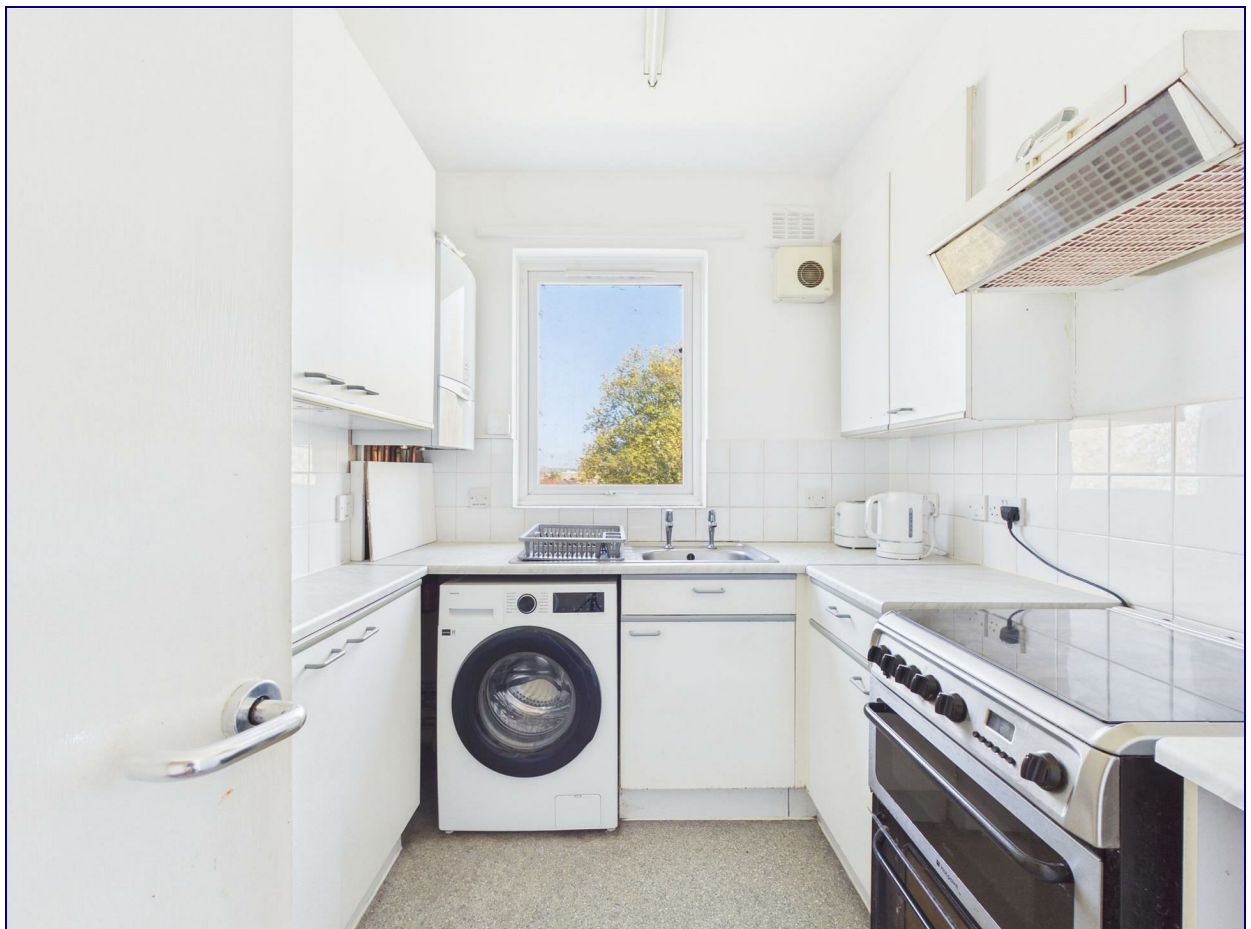
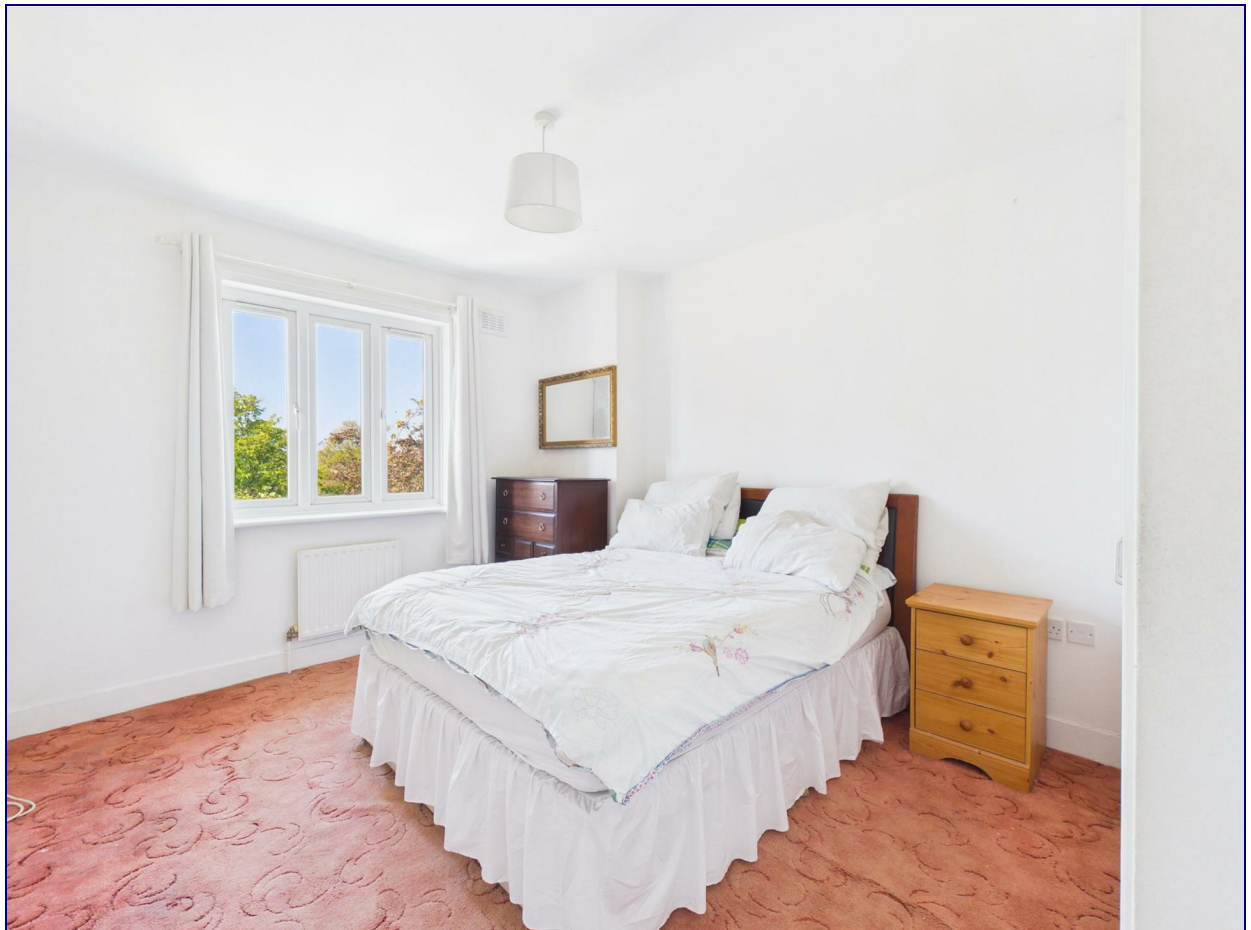


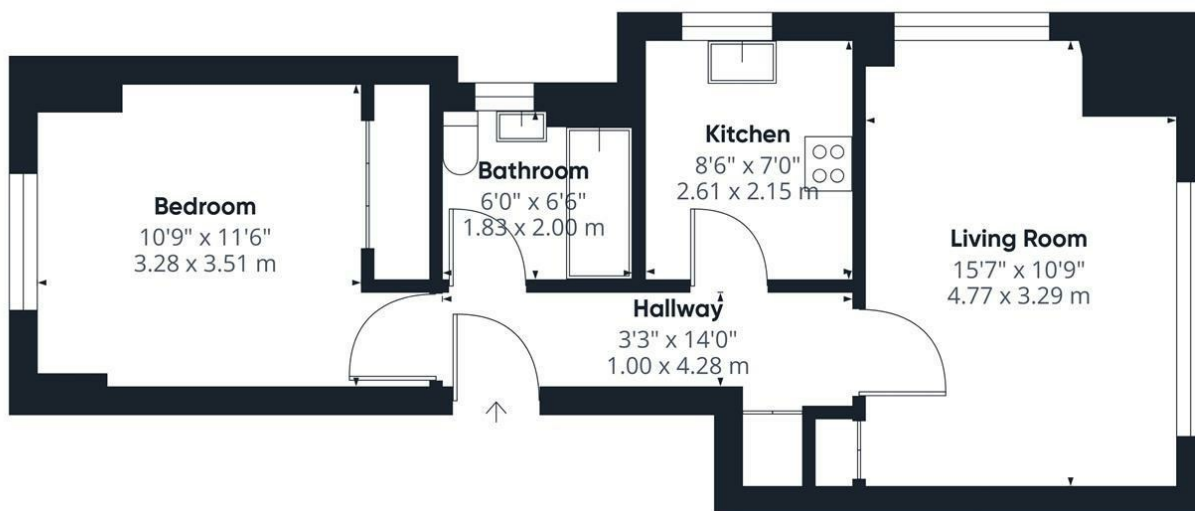
£340,000

Kings Group are delighted to present this spacious one-bedroom second-floor flat, ideally situated within close proximity to Manor House Underground Station. Offering excellent potential throughout, the property would benefit from modernisation, making it an ideal opportunity for first-time buyers and investors alike to create a home tailored to their own taste and style.

The flat comprises a bright and airy reception room filled with natural light, a fitted kitchen, a generously sized double bedroom, and a three-piece family bathroom suite. Further benefits include an allocated parking space as well as visitor parking, conveniently bookable via an app.

Perfectly positioned within walking distance of Manor House Station (Piccadilly Line), the property enjoys excellent transport links with numerous bus routes providing easy access to the local area, the City, and the West End.





GLA⁽¹⁾
516.68 ft²
48 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

