





EXCELLENT OPPORTUNITY FOR MODERNISATION

This 2 Bedroom, 1st Floor 2 storey Maisonette is surprisingly spacious and well worth internal inspection to fully appreciate its potential.

Standing in a purpose built block with Communal Grounds to the front and rear, the Maisonette also benefits from its own allocated Rear Garden and there are open views at the front to Holloway Street Park below.

With secure entry system, approach is from the rear with steps to 1st Floor and the self-contained accommodation comprises: Porch Entrance, Reception Hall, Transverse Front Lounge, Kitchen, Landing, 2 Double Bedrooms & Bathroom.

OVERALL, MUCH LARGER THAN FIRST IMPRESSIONS AND IMAGINATION NEEDED, BUT FANTASTIC SCOPE TO PERSONALISE AND UPDATE – OFFERED AT A SENSIBLE PRICE TO CREATE INTEREST. MUST VIEW QUICKLY

The Self-contained accommodation includes a Porch Entrance with part double glazed door and side screen, Store and composite door to the Reception Hall having stairs to 1st Floor and doors leading off.

There is a transverse Lounge, to the front, with wide single glazed UPVC window with view to park, mantel fireplace with hearth and gas fire.



NO ONWARD CHAIN



The Kitchen has a stainless steel double drainer sink with hot and cold tap and cupboards below, UPVC single glazed window, cupboard below stairs and Pantry.

On the 1st Floor, there is a landing having a loft access and airing cupboard with tank and doors to 2 Bedrooms and Bathroom.

Bedroom 1 is a good size double Bedroom, to the front, with UPVC single glazed window and view to park.

Bedroom 2 is another good size double room, to the rear, with stair head shelf and UPVC single glazed window.

There is a Bathroom having bath, basin, WC and obscure UPVC single glazed window.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

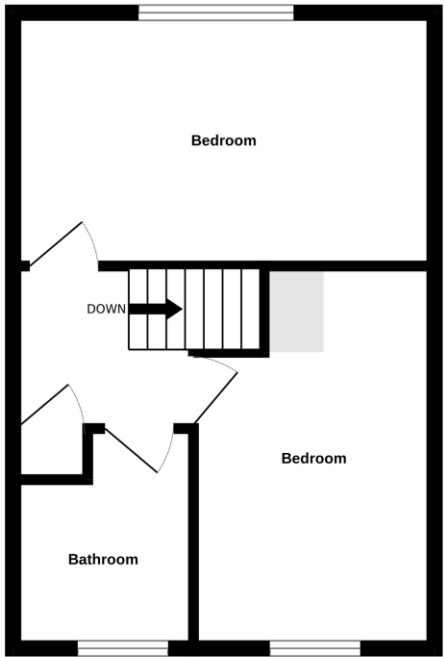
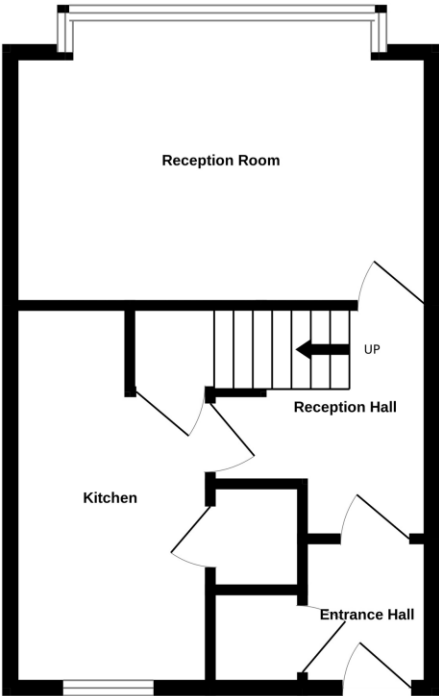


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

Measurements:
Hall
Lounge: 14'8" x 11'6" (4.49m x 3.51m)
Kitchen: 10'7" x 6'9" (3.24m x 2.08m)
Landing
Bedroom 1: 14'9" x 9'4" (4.50m x 2.85m)
Bedroom 2: 15' max x 9' (4.58m x 2.75m)
Bathroom: 6'8" x 5'4" + door recess (2.04m x 1.64m)



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure: Leasehold subject to a 125 Year Lease from 25th September 2000 with a Ground Rent of £10 per annum. The service charge from October 2025 to September 2026 was £1000 (possible subject to change). Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A.

The **LEE, SHAW** Partnership

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