



Henley Road London N18 1NT

£259,995





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London  
N18 INT  
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- One Bedroom Ground Floor Conversion
- Bay Fronted 1930s Build
- Open Plan Kitchen Diner
- Private Garden With Side Access
- Sought After Location
- Close Proximity To Pymmes Park
- Walking Distance To Silver Street Train Station
- Share Of Freehold
- 963 Year Lease Remaining
- No Maintenance Fees







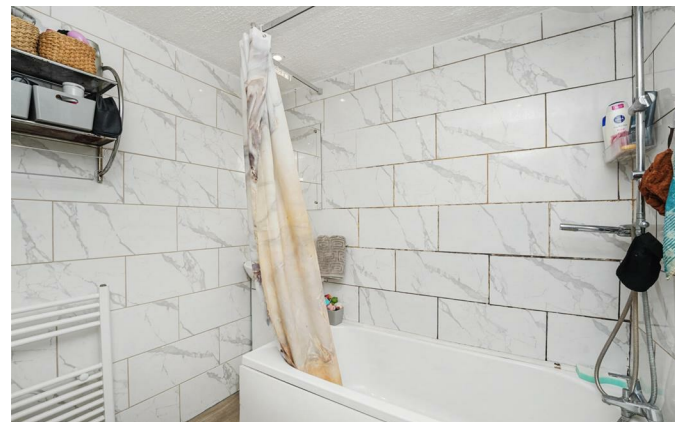
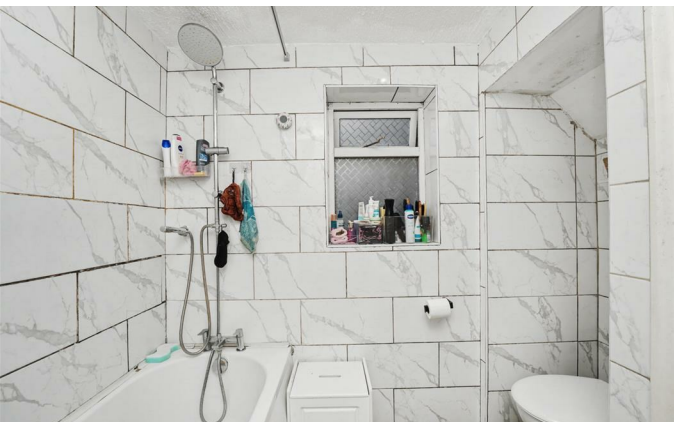
Strettons are pleased to present this One Bedroom Bay Fronted Ground Floor Conversion on the desirable Henley Road, N18. Offered with a share of freehold and a 963 year lease remaining, this property perfectly blend of comfort and convenience making it an ideal choice for first time buyers or investors alike.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into an open plan kitchen diner, creating a warm and welcoming atmosphere for both relaxation and entertaining. The property boasts a separate utility room, providing additional practicality for everyday living.

The bedroom is well proportioned, while the bathroom is thoughtfully designed to meet modern needs. One of the standout features of this home is the private garden, a delightful outdoor space perfect for relaxation and hosting guests.

Situated in a sought after location, this property is just a stone's throw away from Pymmes Park, ideal for leisurely strolls or outdoor activities. Additionally, Silver Street train station is within walking distance, ensuring excellent transport links for commuting into central London. With easy access to the A10 and A406, this home is perfectly positioned for those who value both tranquillity and connectivity.







### Entrance Hallway

### Reception Room

13'6 x 10'10 (4.11m x 3.30m)

This bright reception room offers a relaxed living space featuring light walls and a window that fills the room with natural light. The space comfortably accommodates seating and provides a pleasant view towards the adjoining kitchen/diner through an open archway.

### Kitchen / Diner

17'2 x 6'1 (5.23m x 1.85m)

The kitchen/diner combines a functional cooking area with a cosy dining space. The kitchen is fitted with white cabinetry and black tiled splashbacks, alongside modern appliances including an oven and a fridge-freezer. Adjacent to the kitchen is the dining area, positioned near double doors that lead out to the garden, allowing plenty of light to brighten the room.

### Utility Room

6'9 x 4'1 (2.05m x 1.24m)

This practical utility room sits off the kitchen, providing a compact space equipped for laundry and additional storage needs, featuring a straightforward design with easy-to-clean surfaces.

### Bathroom

7'6 x 6'7 (2.28m x 2.0m)

The bathroom is fully tiled with a white and grey marble-effect finish, creating a fresh and clean atmosphere. It includes a bath with a shower overhead, a wash basin, and a toilet. A frosted window allows natural light in while maintaining privacy.

### Bedroom

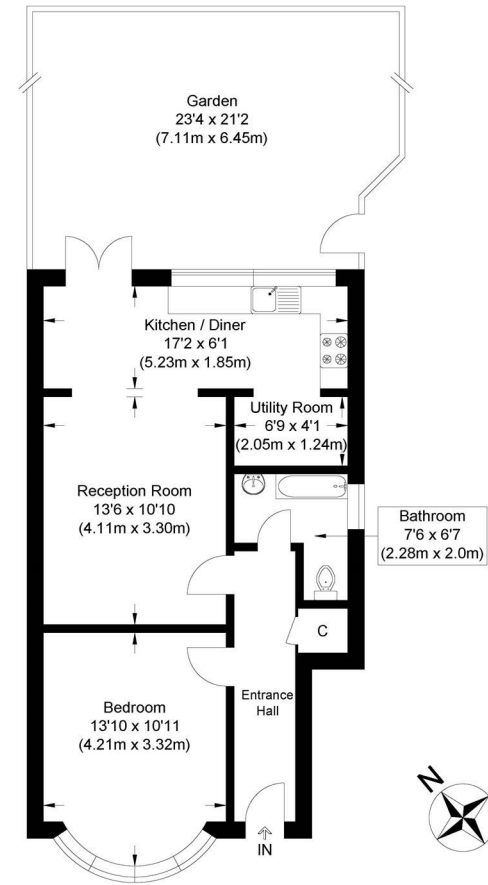
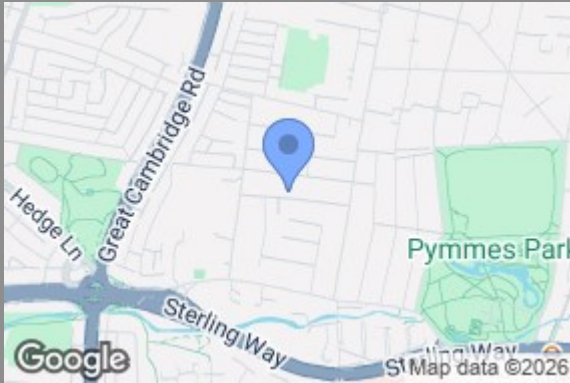
13'10 x 10'11 (4.21m x 3.32m)

This well sized bedroom features a prominent bay window that lets in plenty of natural light. The neutral and contemporary decor includes a feature wall with textured wallpaper alongside light flooring. The space easily accommodates a double bed and additional bedroom furniture, with enough room for a desk or seating area.

### Garden

23'4 x 21'2 (7.11m x 6.45m)

The garden extends approximately 7.11 by 6.45 metres and features a paved patio area ideal for outdoor seating and entertaining. The space is enclosed with fencing, offering privacy, along with an area set up for children's play equipment. Access is available directly from the kitchen/diner through double doors, making it a convenient outdoor extension of the home.



Ground Floor

### Henley Road

Approximate Gross Internal Floor Area : 51.80 sq m / 557.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **B** EPC Rating

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

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