



# Goddard Place

London, N19

Asking Price £500,000

A well-proportioned two bedroom ground floor apartment situated in a secure gated development benefitting from its own private parking space.

The property features a spacious reception and dining room providing ample space for both relaxing and entertaining, a separate fitted kitchen, two generous double bedrooms, both enjoying views of the patio front garden, while the principal bedroom benefits from built in wardrobe. There is also a modern family bathroom and additional storage cupboard.



# Goddard Place

## London, N19

- Two Bedroom
- Secure Gated Development
- Patio Area
- Private Parking Space
- Excellent Location



Goddard Place is ideally located for easy access to the excellent shopping, entertainment amenities and transport links of Archway and Tufnell Park as well as the tranquil delights of Hampstead Heath.

**Tenure:** Leasehold (95 years 5 months remaining)

**Service Charge:** £2435 p.a

**Ground Rent:** £350 p.a

**Local Authority:** Islington

**Council Tax Band:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

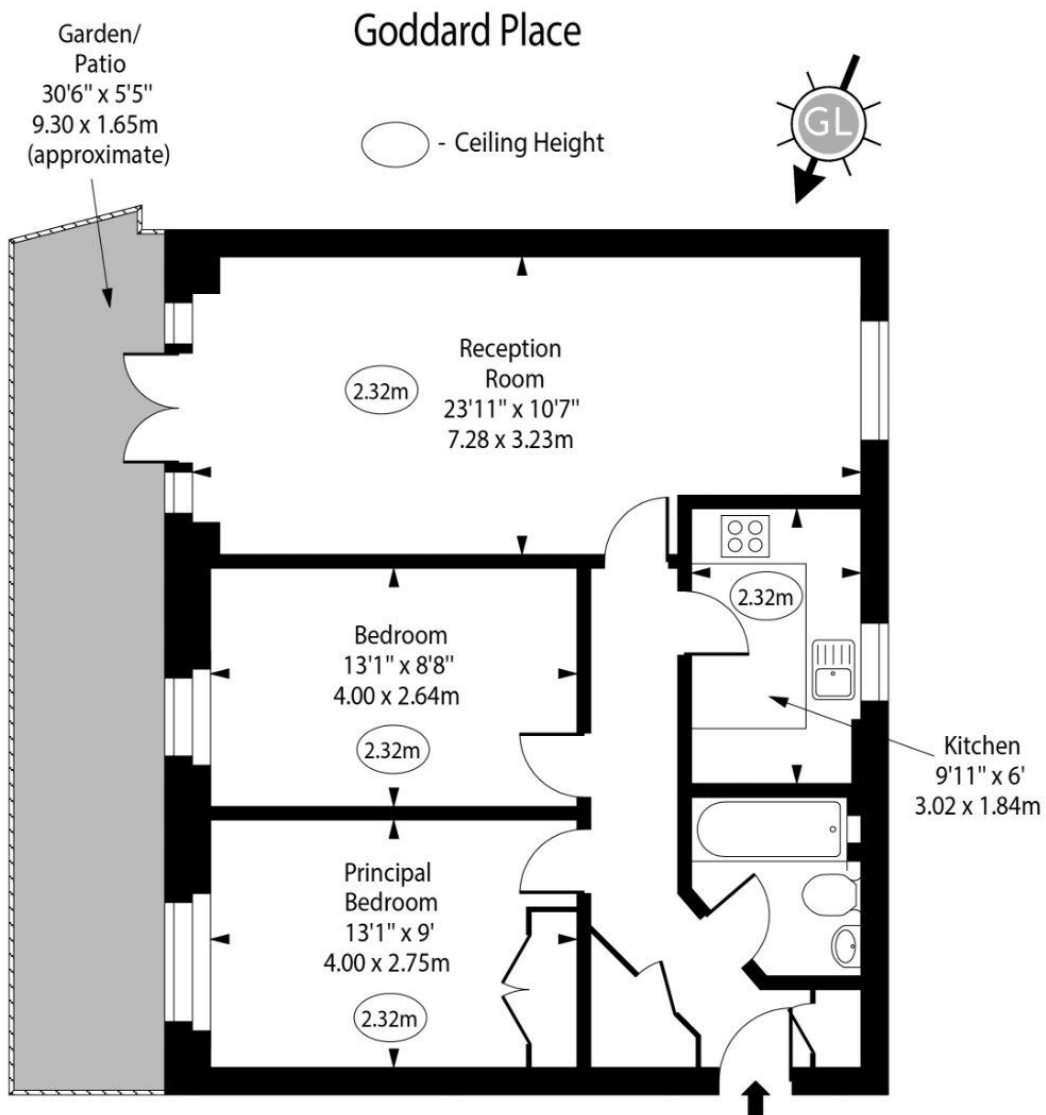
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**Ground Floor**

Gross Internal Area - 682 Sq Ft - 63.36 Sq M

**Approx Gross Internal Area      682 Sq Ft - 63.36 Sq M**

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 031840R

