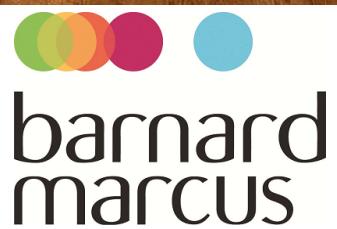




barnard marcus

**Pauntley House Pauntley Street, London N19 3TG**



barnard  
marcus

The logo for barnard marcus features a cluster of four colored circles (green, orange, red, and blue) above the company name, which is written in a lowercase, sans-serif font.

**welcome to**

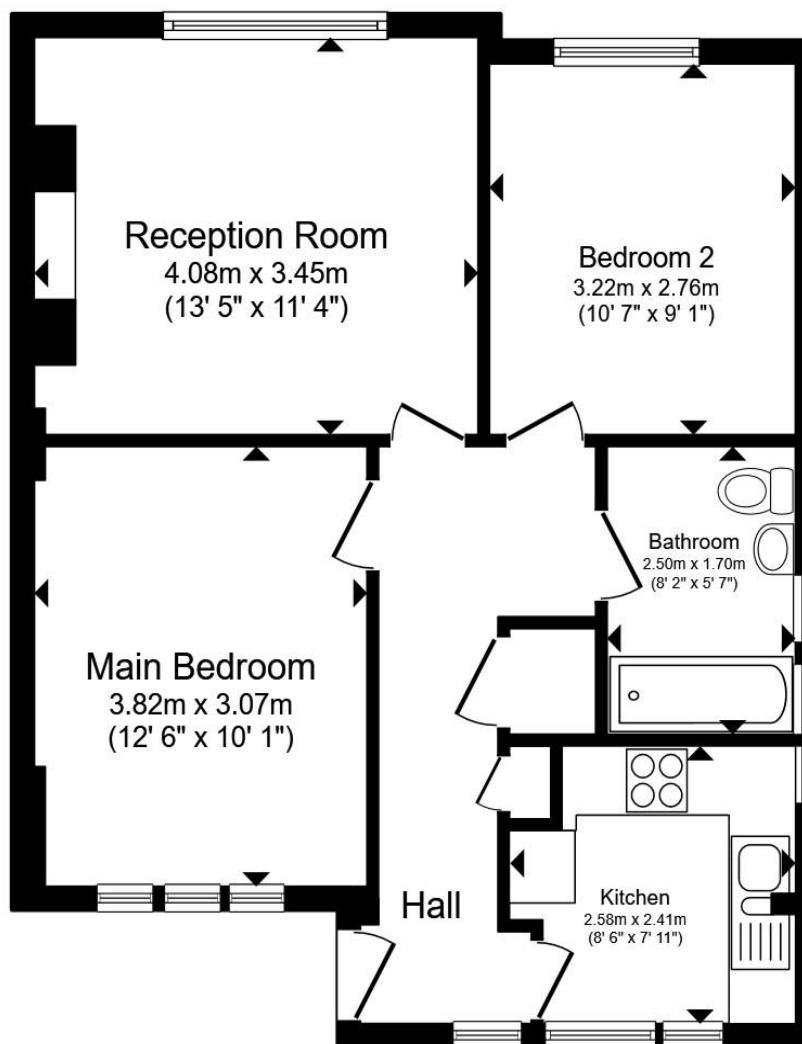
## **Pauntley House Pauntley Street, London**

Superbly located for access to the extensive facilities around Archway, this delightful 2 double-bedroom apartment is offered in exceptional decorative order, and will provide a wonderful first purchase or rental investment.

Situated on the 3rd floor of a small and well-presented purpose-built character block, this delightful apartment is positioned adjacent to Archway Park and therefore combines the benefits of quiet location with easy access to the superb and varied facilities around Archway.

With a good selection of shops, great bus links, and the Zone 2 Northern Line Station Archway is ideal for easy access to Highgate, Tunnel Park and Central London.





Total floor area 54.6 m<sup>2</sup> (587 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Pauntley House Pauntley Street, London

- Spacious Reception
- Modern Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Long Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: £3871

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1998.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£425,000**



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Property Ref:

MUH106173 - 0003

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



**020 8444 4215**



[MuswellHill@barnardmarcus.co.uk](mailto:MuswellHill@barnardmarcus.co.uk)



262 Muswell Hill Broadway, Muswell Hill, London, N10 3SH



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