

Pooles Park | | London | N4 3PF

Offers In The Region Of £390,000

STRETTONS

Pooles Park |
London | N4 3PF
Offers In The Region Of £390,000

- Three Bedroom Split Level Duplex Ground & First Floor Apartment
- Sold on a Chain Free Basis
- Private Front Garden
- Ground Floor W/C & First Floor Bathroom
- Three Well Sized Bedrooms
- Plethora of Storage Space
- South After Location
- Approximately 99 Years Remaining on Lease

















This spacious three-bedroom split-level duplex apartment is arranged across the ground and first floors and offers generous, well-proportioned accommodation throughout. Offered to the market on a chain-free basis, the property represents an excellent opportunity for first-time buyers, families and investors alike.

The ground floor provides a welcoming living space with excellent potential to create a comfortable and versatile home. This level also benefits from a convenient ground-floor W/C, a private front garden, a large fully fitted kitchen and a plethora of useful storage space, ideal for modern day-to-day living.

Arranged across the upper floor are three well-sized bedrooms, providing flexibility for family accommodation, guests or those requiring a dedicated home office. A separate first-floor bathroom serves the bedrooms, while further storage is available throughout the property.

The apartment is situated within the sought-after N4 area, well positioned for access to a wide range of local shops, cafés, restaurants, green spaces and transport connections, making it particularly convenient for commuters and those looking to enjoy everything the surrounding area has to offer.

Further benefits include a split-level layout, private outside space, excellent storage, three generously sized bedrooms and approximately 99 years remaining on the lease.

Offered chain free, this is a fantastic opportunity to acquire a spacious three-bedroom home in a popular and well-connected North London location. Early viewing is highly recommended.















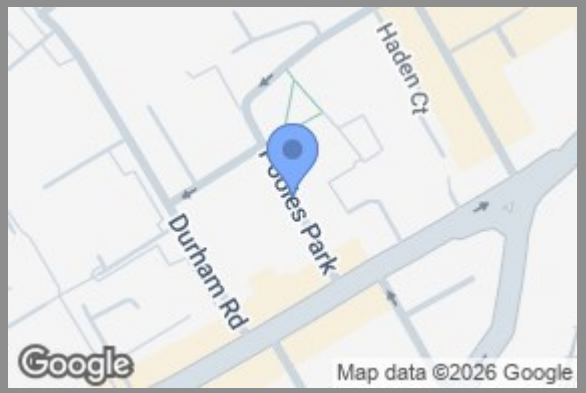






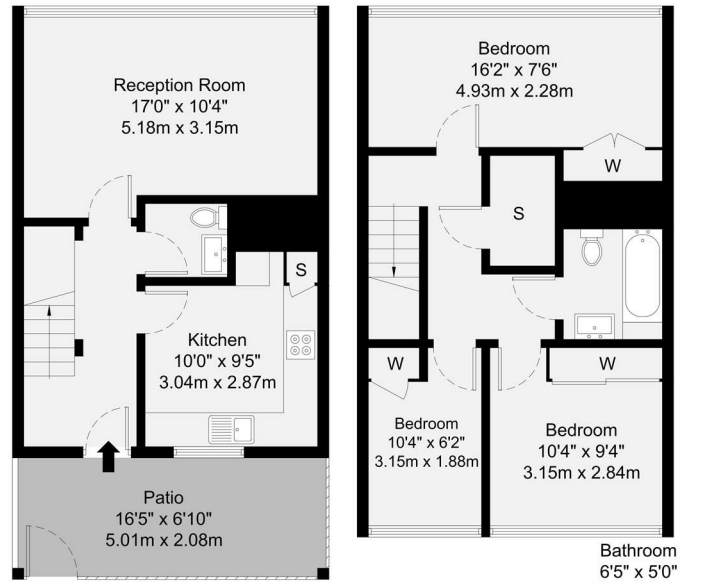






STRETTONS Monksfield, N4

GROSS INTERNAL AREA
86.3 sq m / 929 sq ft



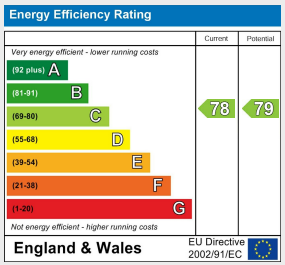
GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
86.3 sq m / 929 sq ft	5.0 sq m / 54 sq ft	11.4 sq m / 123 sq ft	0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Council Tax Band **D**

EPC Rating **C**



69 Paul Street
London
EC2A 4NG
020 7637 4000
oliver.knipe@strettons.co.uk