





248 NETHER STREET

LONDON, N3 1HX

£275,000

SHARE OF FREEHOLD

Situated in a highly sought after residential location this spacious and well presented ground floor apartment offers an excellent opportunity for first time buyers or for investors looking for a good buy to let investment.

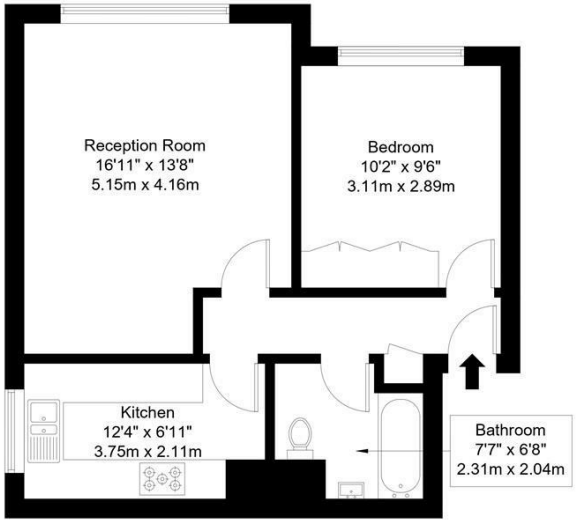
Offering 539 feet (approx) of internal living space the property benefits from a particularly generous layout including a bright and impressive 16ft (approx.) reception room providing an ideal space for relaxing, entertaining and dining. The apartment also features a spacious , fully fitted and fully equipped kitchen 12' (approx.) offering ample storage and worktop space.

The accommodation is complemented by a modern bathroom, gas central heating and full double glazing throughout. The apartment also has an excellent Energy Performance Rating of C making the property both comfortable and economical to run.

david harris & co

Magnolia Court, N3 1HX

Approx Gross Internal Area = 50.1 sq m / 539 sq ft

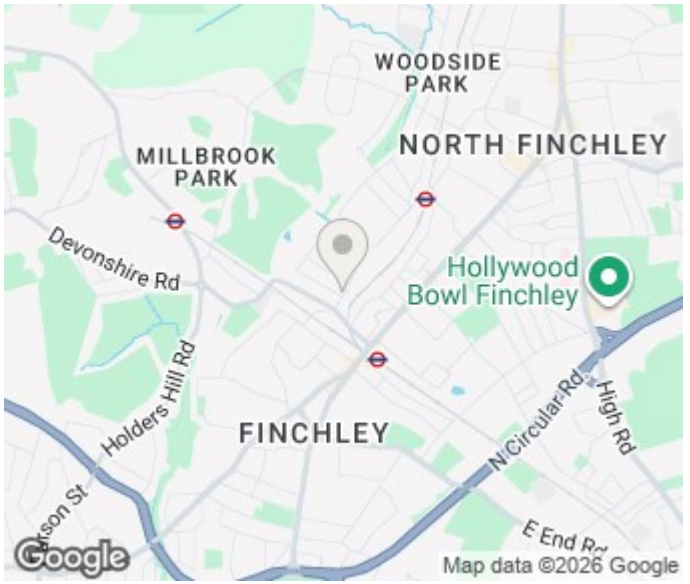


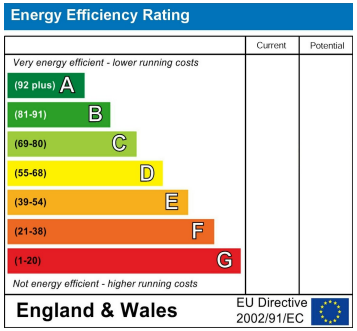
Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Finchley Lettings
358 Regents Park Road
Finchley
London
N3 2LJ

020 8346 9122
info@davidharris.co.uk
www.davidharris.co.uk

david harris & co