



KOBLENZ HOUSE, NEWLAND ROAD, LONDON, 3 BED APARTMENT

£2,200

CURRENTLY BEING RE DECORATED/ NEW KITCHEN TO BE FITTED Nestled on Newland Road in the vibrant Alexandra Park, this ground floor three-bedroom apartment. With a spacious reception room, this home offers a welcoming atmosphere, perfect for both relaxation and entertaining guests.

This property is ideally situated, allowing for easy access to local amenities, transport links, and the rich cultural offerings of London. Whether you are looking to invest or create a personalised living space, this apartment holds great potential.

With its prime location and versatile layout, this property is a fantastic opportunity for anyone looking to make their mark in the bustling London property market.

Hemmingfords



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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

Hemmingfords Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords