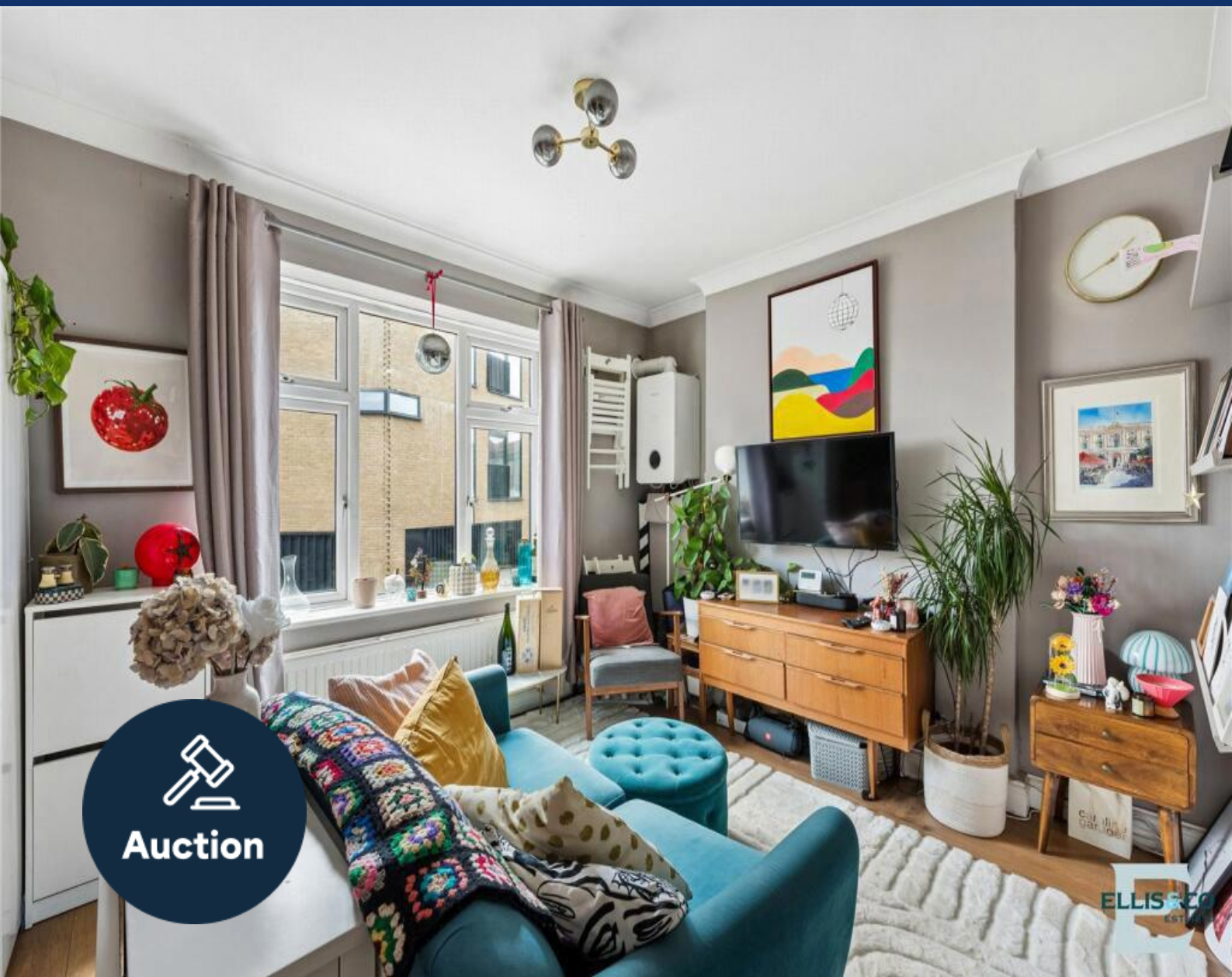




1 bed apartment to buy in N13

Green Lanes, London, N13 5TU

£180,000 Starting Bid

H x1 D x1 B x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One-bedroom first-floor flat
- ✓ Positioned above commercial premises
- ✓ Bright and spacious reception
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A bright and characterful one-bedroom first-floor flat, conveniently positioned above commercial premises on Green Lanes, N13.

Offering approximately 345 sq. ft. of internal accommodation, the property features a generously proportioned reception room with large windows providing plenty of natural light. The living space leads into a fitted kitchen with ample cupboard and worktop space, integrated cooking facilities and room for appliances.

The accommodation also includes a double bedroom and a bathroom fitted with a white suite and shower over the bath. Further benefits include gas central heating and an additional fire exit.

Situated directly on the high street, the flat is ideally placed for a wide selection of local shops, cafés, restaurants and everyday amenities. This property would make a practical home for a single professional or couple seeking convenient access to the surrounding area.

Key Features

One-bedroom first-floor flat

Positioned above commercial premises

Bright and spacious reception room

Fitted kitchen with appliances

Bathroom with shower over bath

Gas central heating

Approximately 345 sq. ft. Excellent high-street location

Additional fire exit

Ideal for a single professional or couple

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 184

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: On Street

Year built: 1905

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

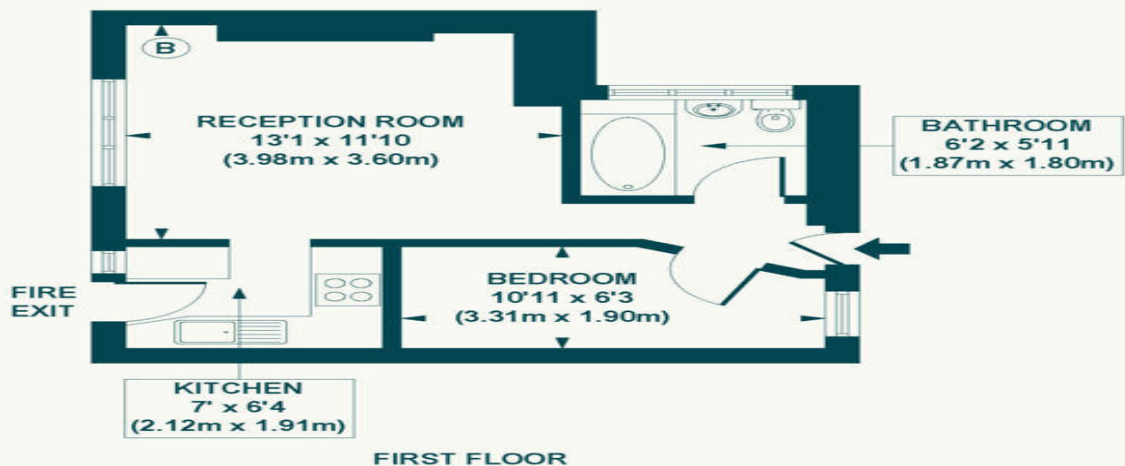
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



APPROX. GROSS INTERNAL FLOOR AREA 345 sq. ft / 32.08 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Green Lanes, London, N13 5TU

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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