



Trinder Road, N19 4QT

Guide Price £300,000
Share of Freehold



Trinder Road N19

Nestled on the lovely Trinder Road in London's sought Stroud Green/Crouch Hill area, this one-bedroom flat offers a fantastic opportunity for an investment or a first home to truly make your own.

Situated on the top floor of a purpose-built block, the property is offered chain-free and with the advantage of a Share of the Freehold. Spanning 474 square feet in need of full refurbishment, the flat's layout offers plenty of potential for transformation. The spacious double bedroom provides a bright and inviting space, while the large reception room is perfect for a cozy retreat or hosting friends. The separate kitchen allows for a smart redesign to suit modern tastes, and the well-sized bathroom easily accommodates a full three-piece suite.

Located on the charming, tree-lined Trinder Road, known for its friendly, residential feel, just moments from the fantastic amenities of Stroud Green Road and Crouch End offering a diverse range of cafes, shops, and restaurants. For outdoor lovers, the popular nature reserve Parkland Walk is only a short stroll away, offering lush greenery and scenic walking trails. The transport links at Crouch Hill Overground, Finsbury Park (Piccadilly & Victoria lines, National Rail & Thameslink services) and Archway (Northern line) are also within easy reach, providing a variety of options to Central London and beyond.

Share of Freehold | Opportunity for refurbishment | Great proportions throughout | 474 SQ FT - 44 SQ M | One bedroom flat | Top Floor | Quiet, yet convenient location | Chain free sale

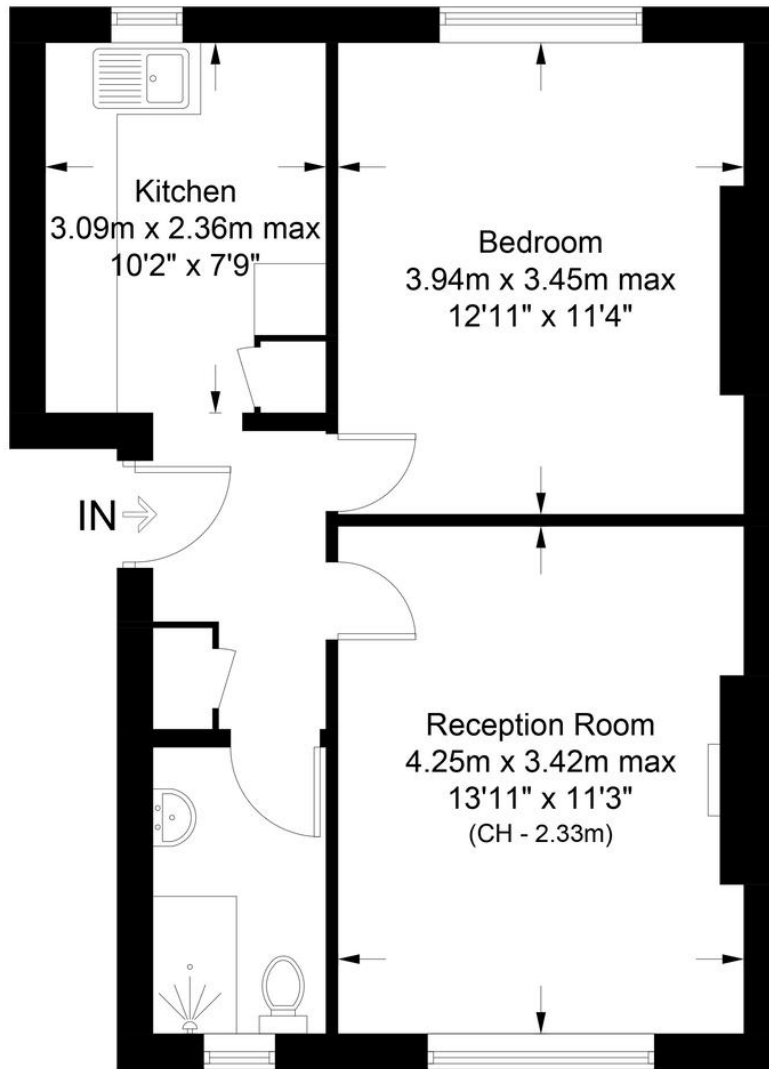






The Beeches, N19

Approximate Gross Internal Area = 474 sq ft / 44.0 sq m



Second Floor



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1141564)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

