

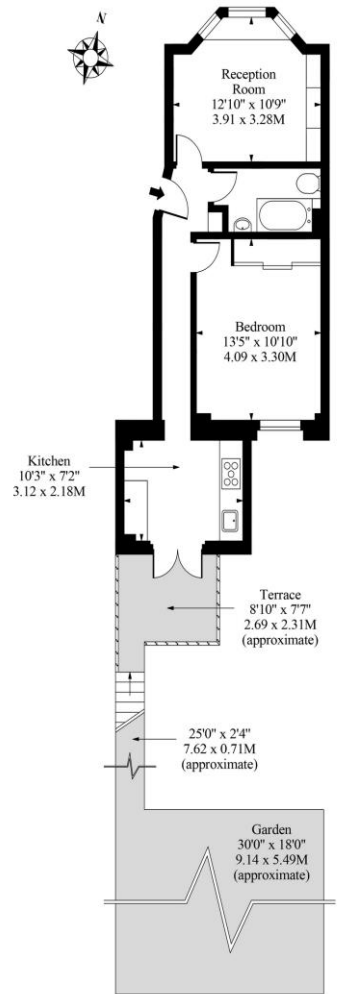


1 Bedroom Garden Flat
Ashley Road
London N19

- Sold via 'Secure Sale'
- Period Property
- Immediate 'exchange of contracts' available
- One Double Bedroom

Auction guide price of £360,000
Leasehold

Ashley Road N19



Ground Floor

Approx Gross Internal Area 470 Sq Ft - 43.66 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £360,000

We are delighted to offer to the market this lovely raised ground floor ONE DOUBLE BEDROOM GARDEN FLAT located in a period building on Ashley Road, Crouch End, Wood flooring throughout, Period wood window shutters in reception, Spacious bedroom with lots of storage, galley style kitchen with 5 ring gas hob, dishwasher and lots of storage leading to patio area and stairs down to the rear private garden. Equidistant from both Finsbury Park, Crouch Hill and Archway stations. Ideal first-time purchase or rental investment opportunity.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Call the SOLE AGENT now to book a viewing on our OPEN HOUSE DAYS next Monday 9th Sept and Wednesday 11th September between 4-5pm.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.