



Beaconsfield Lodge, 110 Aberdeen Park, London, N5 2BP

Asking Price: £425,000 Share of
Freehold

**1 Total Bedroom | 1 Reception Room | 1
Bathroom**

A smart, 1 bedroom garden flat on Highbury's most desirable street. Share of Freehold with secure off-street parking and cycle storage.

- Share of Freehold 996 years 11 months
- Chain free
- Off street parking
- Garden flat
- Aberdeen park



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Tucked away in the corner of Aberdeen Park, a tranquil almost rustic location is the first thing you notice about Beaconsfield Lodge. Comprising fewer than 10 dwellings, this modern low maintenance block has historically been popular with first time buyers and City workers alike. parking and outside covered cycle storage.



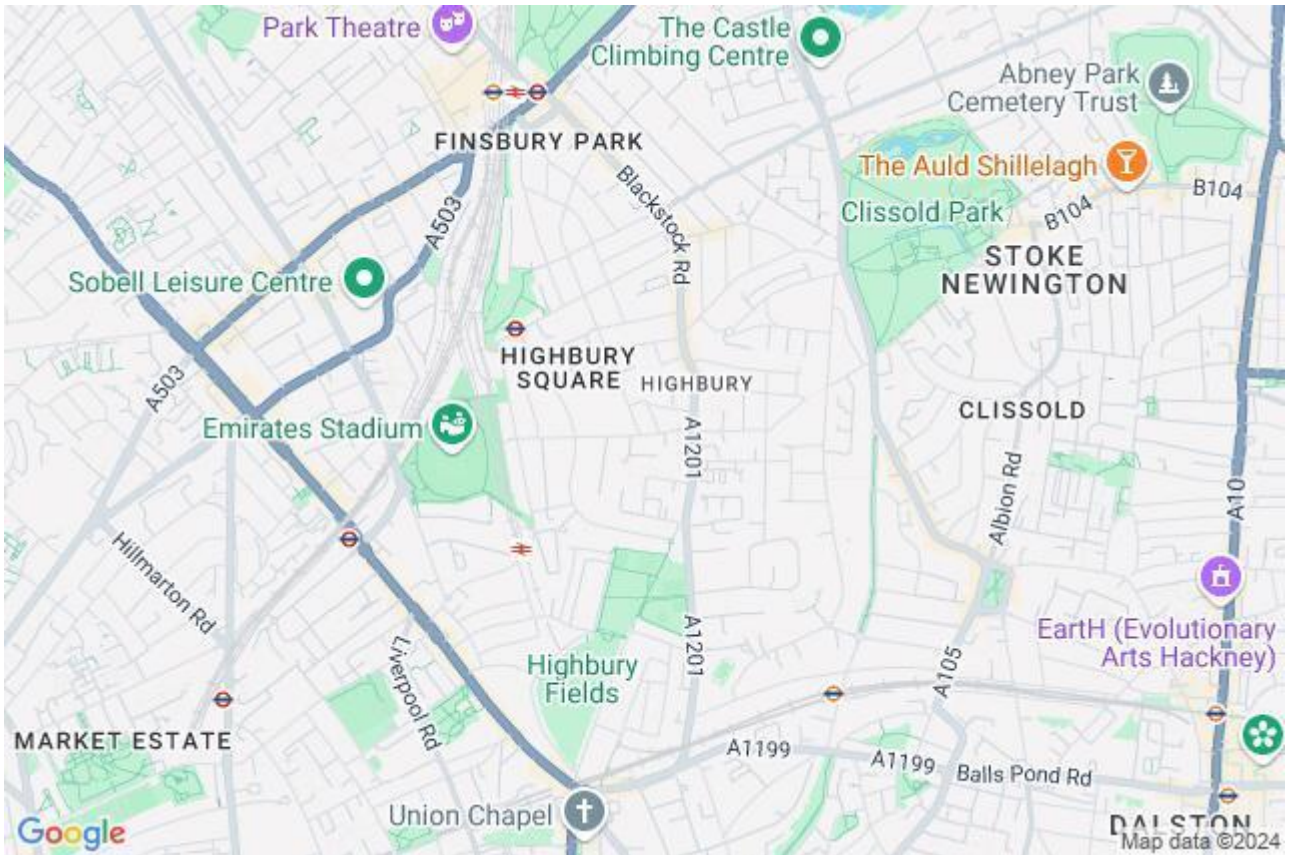


GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 369 sq. ft / 34.32 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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	