



## Yonge Park, N4 3NU

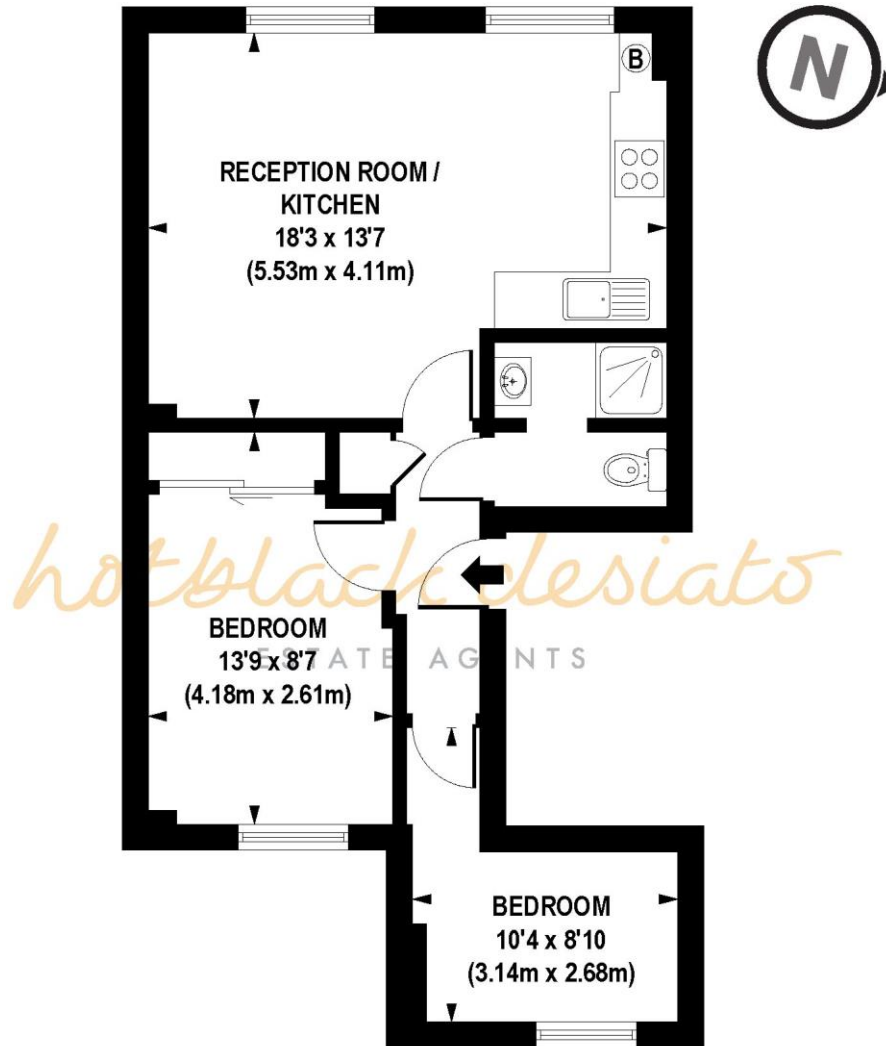
Asking Price: £495,000 Leasehold

A charming two bedroom period first-floor apartment in a peaceful location. This bright and homely property offers convenient living with resident parking. Affordable and cosy, this apartment is perfect for those seeking a charming and convenient place to call home.

- Two Bedrooms
- Open Plan Living Space
- Bathroom
- First Floor
- Residents Parking
- Leasehold (104 years remaining)
- Approx 487 Sq Ft
- Council Tax Band C (Islington)
- Service Charge £1,500 p/a
- Ground Rent £250 0 p/a







FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 487 sq. ft / 45.27 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 RIICS 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 