



## Weston Park

, London, N8 9PN

Asking price £1,500,000



HOWSE GROUP are delighted to be appointed to present to market this fantastic opportunity to purchase the Freehold tenure of this Building which consist of three flats over three floors. Located in the desirable crouch end area of London the property is ideally situated for the best schools and great access to London City and the West end. To the Ground floor we have a two bedroom flat, which comprises of a lounge two bedrooms kitchen and access to a sole use of garden, the first floor another two bedroom flat with lounge, kitchen, bathroom and access to a private balcony. On the second floor a further two bedroom flat with open/plan kitchen/lounge, two bedrooms, bathroom and a converted loft room with toilet and small study. externally the property have off street parking for two cars. A perfect investment opportunity and scope to extend further (STPP) and a potential monthly rental of £4500pcm.

Call now for further information 01992 761986



## COMMUNAL ENTRANCE

## GROUND FLOOR

TWO BEDROOM FLAT WITH GARDEN  
FLOOR PLAN AND SIZES TO FOLLOW

## FIRST FLOOR

LOUNGE 15'43 x 12'08 (4.57m x 3.86m)

BEDROOM 1 14'82 x 9'10 (4.27m x 3.00m)

## BEDROOM 2

BATHROOM 7'72 x 4'29 (2.13m x 1.22m)

KITCHEN 12'73 x 7'47 (3.66m x 2.13m)

## BALCONY

## SECOND FLOOR

BEDROOM 1 11'74 x 7'48 (3.35m x 2.13m)

BEDROOM 2 12'41 x 7'50 (3.66m x 2.13m)

LOUNGE/KITCHEN 15'05 x 12'08 (4.70m x 3.86m)

BATHROOM 7'74 x 4'41 (2.13m x 1.22m)

LOFT ROOM 15'86 x 11'01 (4.57m x 3.38m)

## TOILET

## STUDY

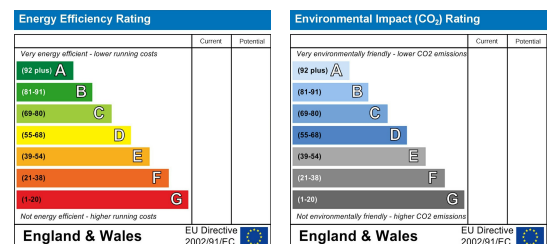
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**PRS** Property Redress Scheme