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HERE TO GET *you* THERE

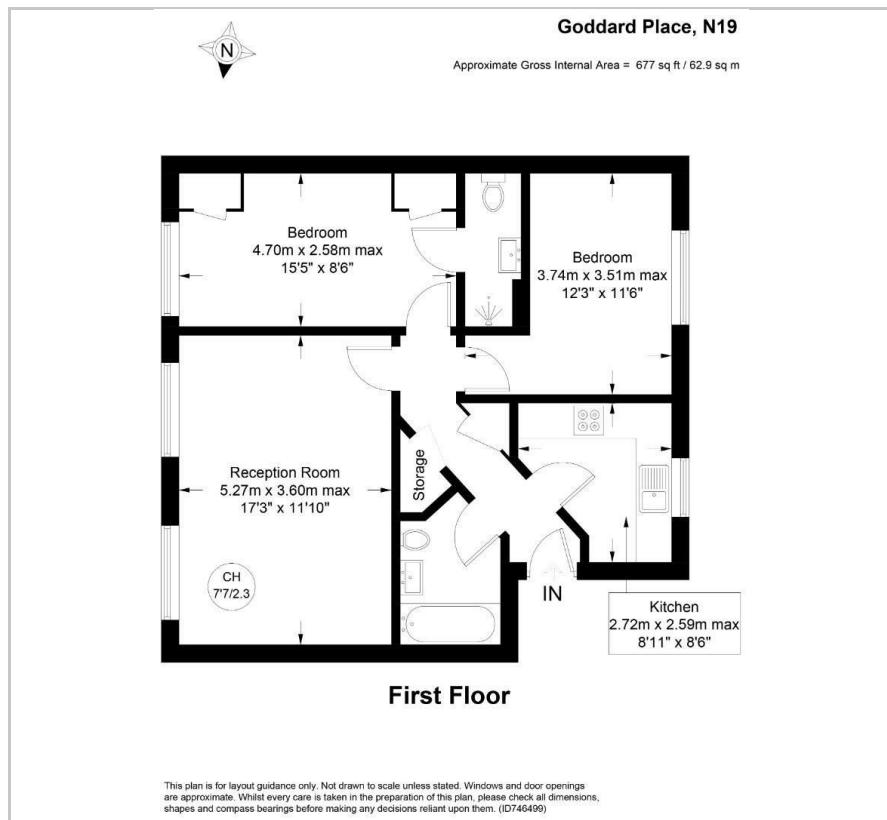


Goddard Place
, London, N19 5GS
Asking Price £515,000



Council Tax: D

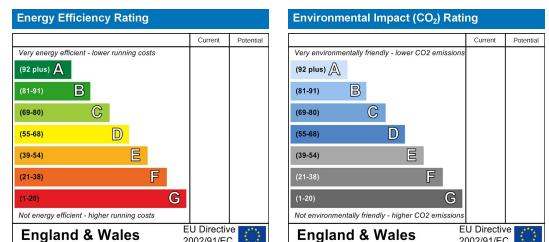
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

- 2 Bedroom Apartment For Sale
- Private Gated Development
- Triple Glazing
- Impressive 677SqFt. (62.9Sqm)
- 99 Years Lease Remaining
- Allocated Parking
- Excellent Transport Links
- Beautiful Communal Gardens
- Excellent Amenities
- This property produces 1.1 tonnes of CO₂



Hunters Camden are delighted to offer this spacious 2 Double Bedroom Apartment For Sale, beautifully presented by the present owner. This property is situated on the first floor of this purpose-built development on Goddard Place, accessed via Monnery Road, off Junction Road, the development is well maintained within a gated private estate filled with greenery in the Communal Garden. The property comprises 2 Double Bedrooms (1 En-Suite), Kitchen, Family Bathroom, an expansive Living room with an opening to Kitchen, and an allocated parking space. The property further benefits from having a Gas Central Heating System (GCHS), and Triple Glazed Windows making the property highly efficient with an 81B EPC rating.

The property also has excellent transport links via Tufnell Park, Archway, Upper Holloway Stations, and Holloway Bus Station. Excellent Amenities with a plethora of Shops, Bars, Restaurants on Junction Road, and a 20min walk or 5min drive to the beautiful Hampstead Heath.

This property is ideal for a young growing family and professional sharers. Viewings are highly recommended, strictly by appointment.

Leasehold: 99 Years Remaining
Service Charge: £2500pa
Ground Rent: £175pa
EPC Rating B

MATERIAL INFORMATION

Tenure: Leasehold
Lease Years Remaining:

Annual Ground Rent:

Review Period:

Review Increase:

Service Charge:

Shared Ownership:

Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.