



Portland Rise, London, N4 2QB

£425,000



Nestled in the sought-after area of Portland Rise, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Situated on the third floor, the property spans an impressive 678 square feet and is presented in excellent condition, making it an ideal choice for those seeking a bright and spacious living environment.

Upon entering, you will be greeted by a generous living area that provides ample space for relaxation and entertaining. The two double bedrooms are well-proportioned, ensuring a restful retreat at the end of the day. The separate fitted kitchen is not only functional but also offers plenty of storage, catering to all your culinary needs. Additionally, the flat features a separate WC and bathroom, enhancing the practicality of the layout.

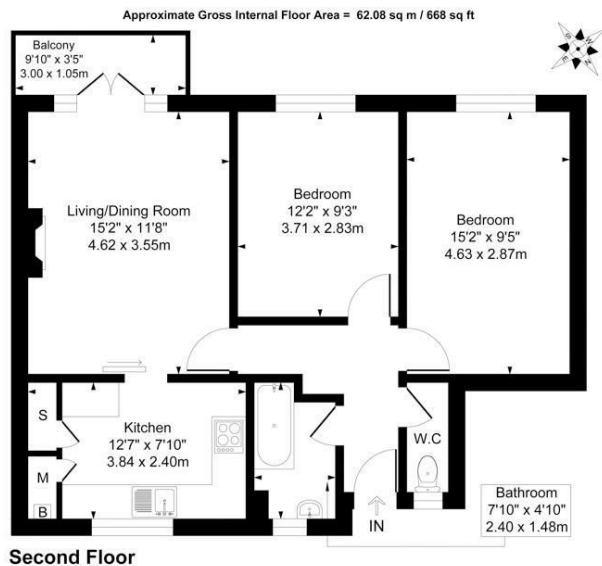
The location is truly a highlight, with the vibrant amenities of Manor House just a short stroll away. Residents will also appreciate the proximity to Finsbury Park and the beautiful Clissold Park, perfect for leisurely walks or outdoor activities.

This charming flat is an excellent opportunity for anyone looking to enjoy the best of London living in a peaceful yet accessible neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress.

- Two bedroom 3rd floor apartment
- Large living room
- Balcony (south facing aspect)
- Separate fitted kitchen with two large storage cupboards
- Lift
- W/C
- Bathroom
- Parking
- Close to Manor House tube station
- Excellent school catchments

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

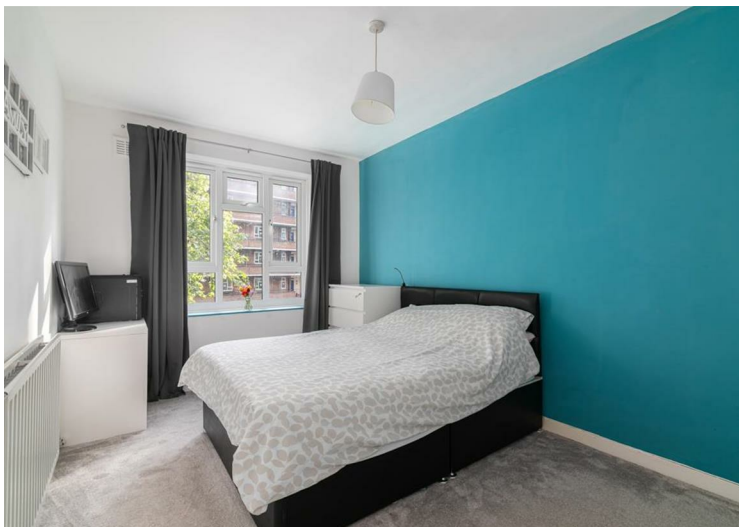


Second Floor

Illustration for identification purposes only, not in scale



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



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.

Cole Harding

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk