



## Pembury Road, London, N17 6SR

### Offers Over £400,000

 2 
  2 
  1 
  C

Nestled on Pembury Road in London, this charming two-bedroom first-floor Victorian conversion flat is a delightful find for both first-time buyers and investors seeking a lucrative rental opportunity. The property is presented in excellent condition throughout, boasting a bright and airy atmosphere thanks to its south-facing aspect at the rear.

As you enter, you will be greeted by a spacious reception room that offers a warm and inviting space for relaxation and entertaining. The modern kitchen is well-equipped, making it a joy to prepare meals, while the contemporary bathrooms provide convenience and comfort. The master bedroom features a lovely Juliette balcony, perfect for enjoying a morning coffee or an evening breeze.

This split-level flat is ideally located, with Bruce Grove station just a short walk away, providing easy access to Seven Sisters and beyond. For those who appreciate green spaces, Bruce Castle Park is nearby, offering a serene escape from the hustle and bustle of city life. Additionally, the area is home to excellent schools, making it a desirable location for families.

In summary, this property is a fantastic opportunity for anyone looking to enter the property market or for those seeking a rental investment with promising returns. With its blend of modern amenities and classic Victorian charm, this flat is sure to impress.

- Two bedroom first floor flat
- Victorian conversion
- Modern fitted kitchen
- Two Bathrooms
- Catchment for excellent primary schools
- Split level flat
- Long lease (169)
- Close to Bruce Grove & Seven Sisters tube station
- Close to Bruce Castle park
- Close to local amenities

#### Viewing

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



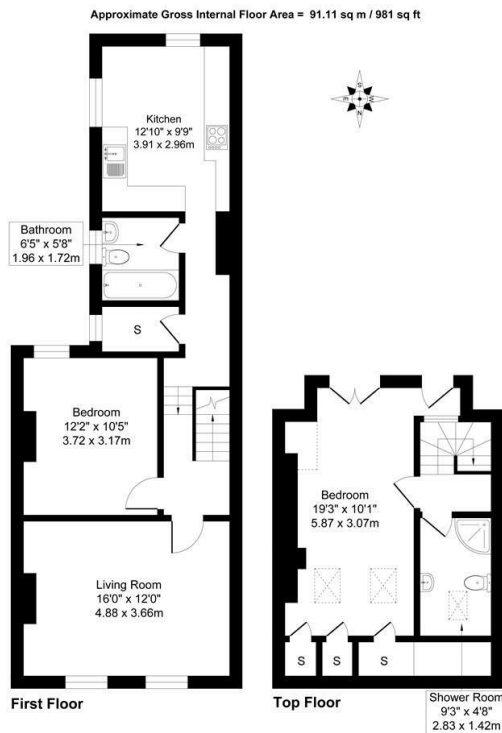
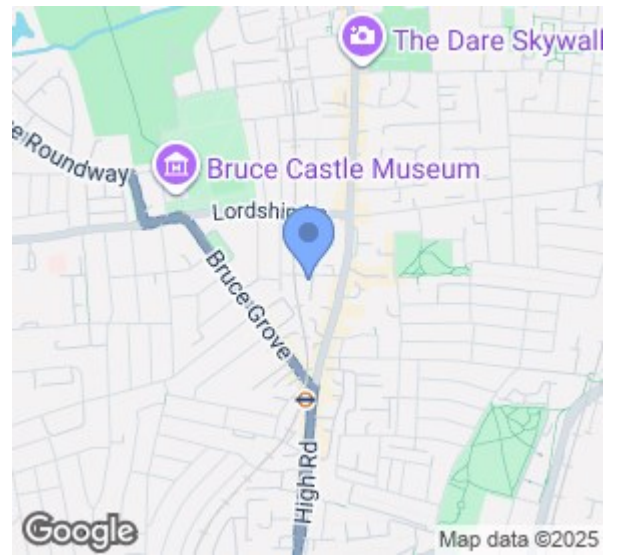


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	78
	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