



## Briar Close, London, N13 5NL

£400,000



Nestled in the charming Briar Close, London, this delightful ground floor maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 603 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, providing ample space for culinary creations. The bathroom, complete with a modern shower cubicle, adds to the practicality of this lovely home.

One of the standout features of this property is the private rear garden, which offers a serene outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. Additionally, the maisonette benefits from side access, enhancing the convenience of outdoor living.

For those with vehicles, off-street parking for one car is available, ensuring ease of access and security. The property is offered freehold and chain-free, making it an attractive option for buyers looking for a smooth transition into their new home.

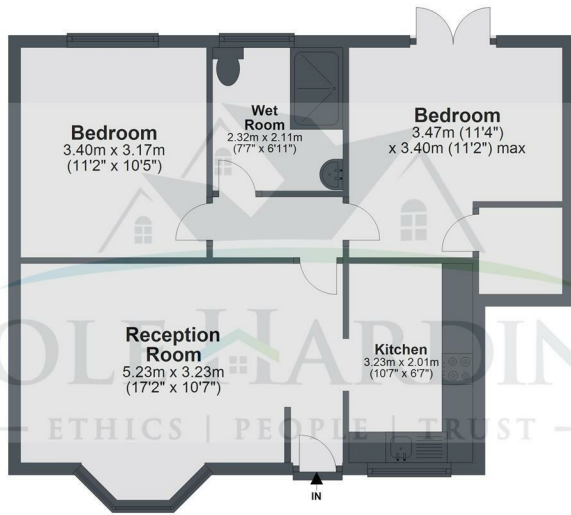
With its desirable location and well-appointed features, this maisonette in Briar Close presents a wonderful opportunity for anyone seeking a comfortable and inviting living space in London.

- Ground floor maisonette
- Living room
- Double Bedrooms
- Bathroom (Shower cubicle)
- Chain free
- Large Garden
- Offer street parking
- Freehold

### Viewing

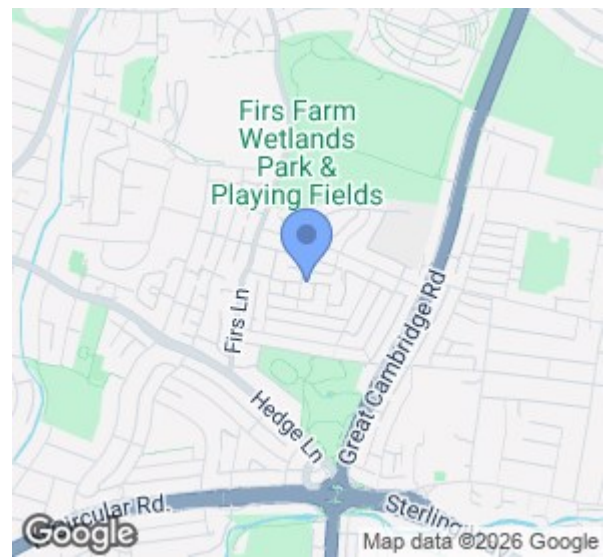
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

**Ground Floor**  
Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 56.0 sq. metres (603.2 sq. feet)

Photography and Floor plans produced by Propertytypics. Plan and measurements are for guidance only.  
www.propertytypics.co.uk  
Plan produced using PlanUp.



| 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 |         |                         |
| England & Wales                             |         | 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.

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