











## About the property

Set within an architecturally striking building, this pretty ground floor maisonette welcomes you with a pathway lined with beautiful roses, leading to your very own front door.

It's a home that blends practical comfort with charm and quiet delight - a modern and well-fitted kitchen, a generous bedroom with bespoke wardrobes, a living space that's large enough to be truly versatile, and direct access onto immaculate communal gardens, giving you all the pleasure of greenery without any of the maintenance.

The building itself carries the character and solidity of another era, yet has been carefully looked after so it feels reassuringly modern where it matters. A share of freehold and sensible service charge gives you not only peace of mind but also a subtle sense of control.

And then, of course, there's the location. A short stroll brings you to Northfields Avenue, with its mix of delis, restaurants, pubs, boutique shops and of course the array of lovely independent cafes - this is the sort of high street that feels more like a village than a thoroughfare. Parks are nearby when you want greenery on a grander scale, while the Piccadilly Line and Elizabeth Line mean the rest of London is at your fingertips.

## Key features

- Ground Floor Maisonette
- Charming Period Building
- Close to Lovely Parks
- Abundance of Local Amenities
- Share of Freehold
- Pristine Communal Gardens
- Own Front Door
- Excellent Condition Throughout

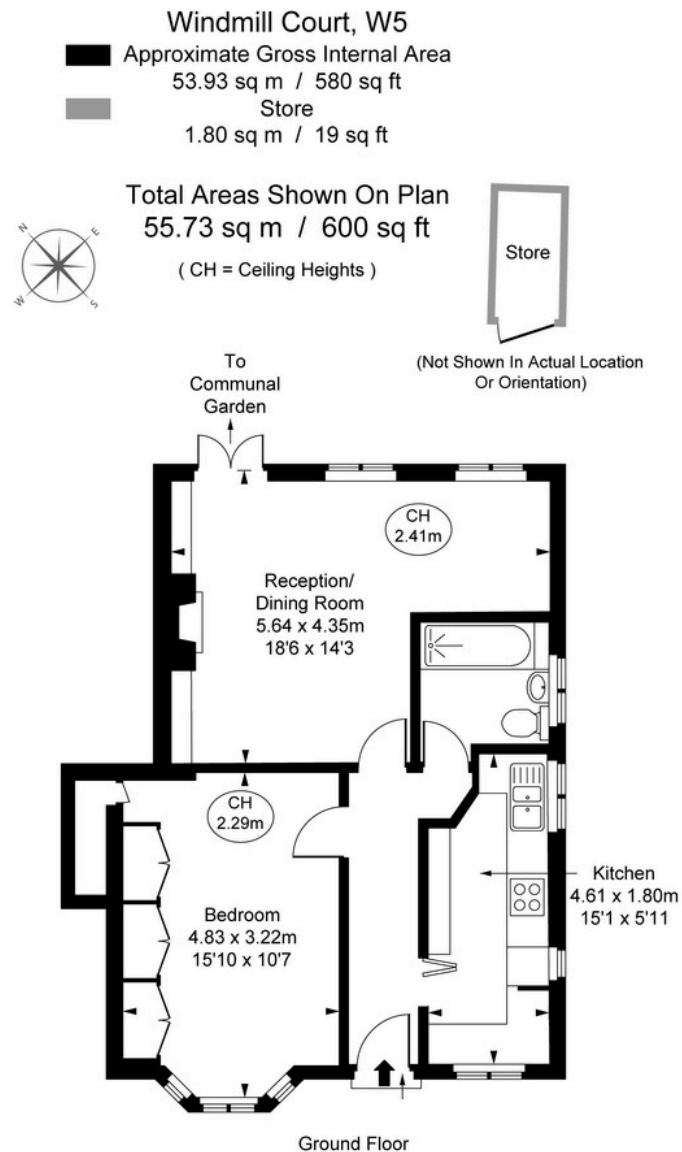
## Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£350,000**
- Lease Start Date - **09/06/1993**
- Lease Duration - **999 years**
- Lease Years Remaining - **966 years**





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This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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