



mihomes
property agents

 *42 eclipse house, 35 station road,
london, n22 6ux*



reception rooms - 1



bedrooms - 2



bathrooms - 2

offers in excess of
£375,000



description

a well sized 2 double bedroom apartment located in the sought after development of eclipse house. the property is ideally located within a short walk to all local amenities and wood green station (piccadilly line) providing ease of access into the capital.

this wonderful home is situated in a lift serviced building and lends itself as the perfect opportunity for first time buyers or investors with its sought-after location and large proportions with over 700 square feet of living space.

the property profits from modern, semi open plan living, two well sized double bedrooms with two bathrooms (1-ensuite), as well as ample storage space and a private balcony. moreover, it is situated within a secure, residential building providing that added assurance for safety conscious buyers.

the property has been in the same ownership for over 13 years and has been very well maintained throughout.

prospective investors can expect to achieve between £1,475 and £1,500 per calendar month.

location

eclipse house is situated on station road, wood green. it is ideally located close to morrisons supermarket, and close to the open green spaces of which barratt gardens has to offer just around the corner. the local library, high street and education facilities are all nearby, in addition to wood green underground station.

tenure: freehold

lease term: 110 years remaining

annual service charge & ground rent: £1,440pa

a message from the owners

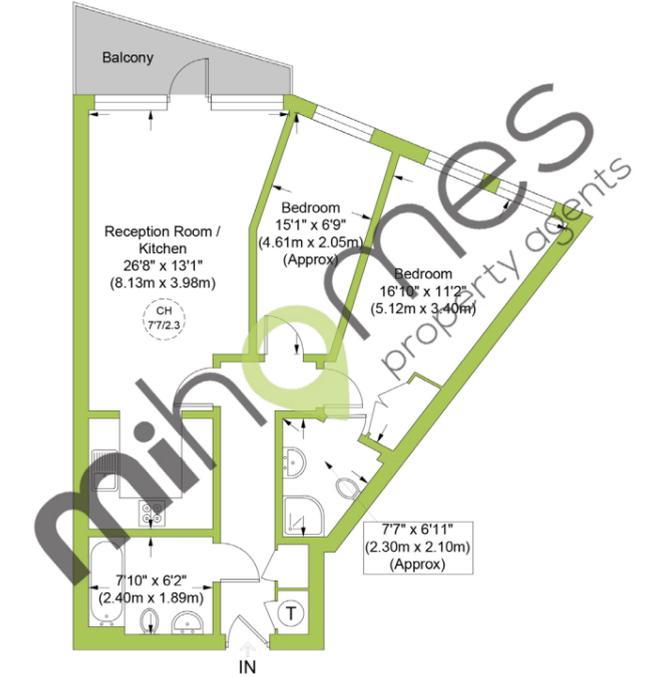


wonderful location with the best of both worlds: near the tube, morrisons and restaurants as well as walking distance to alexandra palace park, where our family spent countless weekends exploring. our children attend outstanding primary school and the convenience of walking 5 minutes to school gives my children a sense of familiarity and safety. the view from the flat overlooks the parks and fireworks for guy fawke's night and new year's eve will be very much missed. the open plan living gives a sense of coziness amongst the family, with the flat getting great sunlight in the morning and evening through big windows, it almost felt living here was magical.

please contact one of our property consultants to organise an accompanied viewing at your earliest convenience to avoid potential disappointment.

overview

- > 110 years remaining on the lease
- > ground rent & service charge: £1,440 per year
- > secure residential building
- > semi open plan living
- > lift serviced apartment building
- > large double bedrooms with fitted wardrobes and en-suite in the master
- > semi tiled bathroom
- > well maintained throughout
- > close to all local amenities, open green spaces and wood green station



mi story

established in 2016, mi homes was formed by founding director nicholas kyriacou, who set out to make a change in an industry which deserves it. with a property background, him, like you, have had difficult experiences with estate agents, and he knew there was a better way.

so, in many ways, mi homes was born out of frustration, which has quickly developed into a great pleasure, to serve clients in a way that they warrant to be, after all, what is more important than ensuring you are in the right hands when selling what is most likely to be your most expensive asset?

our ethos is to simply be different. we aim to make a mark on an industry we deem as broken. these aren't simply words. we operate differently, charge differently and perform differently.

now you have heard our story, let us help you create yours.



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get in touch



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socials



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#youdeservemore

