



Howard Close, London, N11 1EH

Asking Price: £425,000

Leasehold

Howard Close, London, N11 1EH

This immaculately presented two bedroom ground floor maisonette with own entrance, private rear garden and long lease. Accommodation comprises, 17ft reception room, modern fitted kitchen, main bedroom with fitted wardrobe, second bedroom & three piece family bathroom.

The property benefits from a private front and rear gardens, long lease & garage. Situated in a quiet location within the catchment for the popular Brunswick Primary school and the New St Andrew's secondary school, this property is well placed for transport facilities.

- **GROUND FLOOR GARDEN FLAT**
- **TWO BEDROOMS**
- **OWN ENTRANCE**
- **PRIVATE FRONT & REAR GARDEN**
- **WELL PRESENTED THROUGHOUT**
- **MODERN KITCHEN**
- **LONG LEASE & NO SET SERVICE CHARGE**
- **GARAGE**
- **GOOD TRANSPORT LINKS**
- **COUNCIL TAX BAND C**



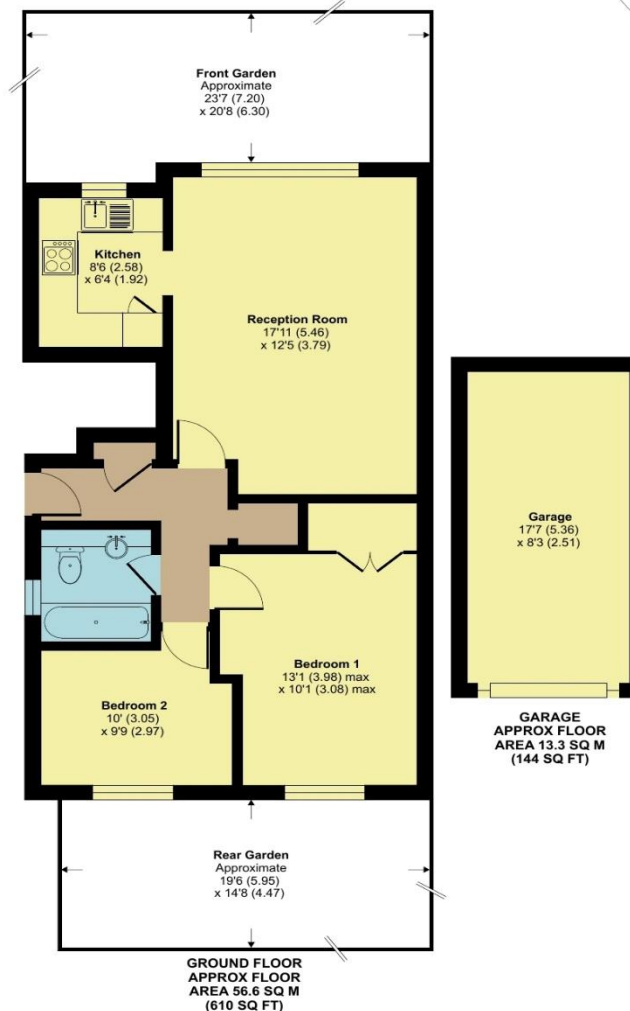
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Approximate Area = 610 sq ft / 56.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 754 sq ft / 69.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1283703









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.