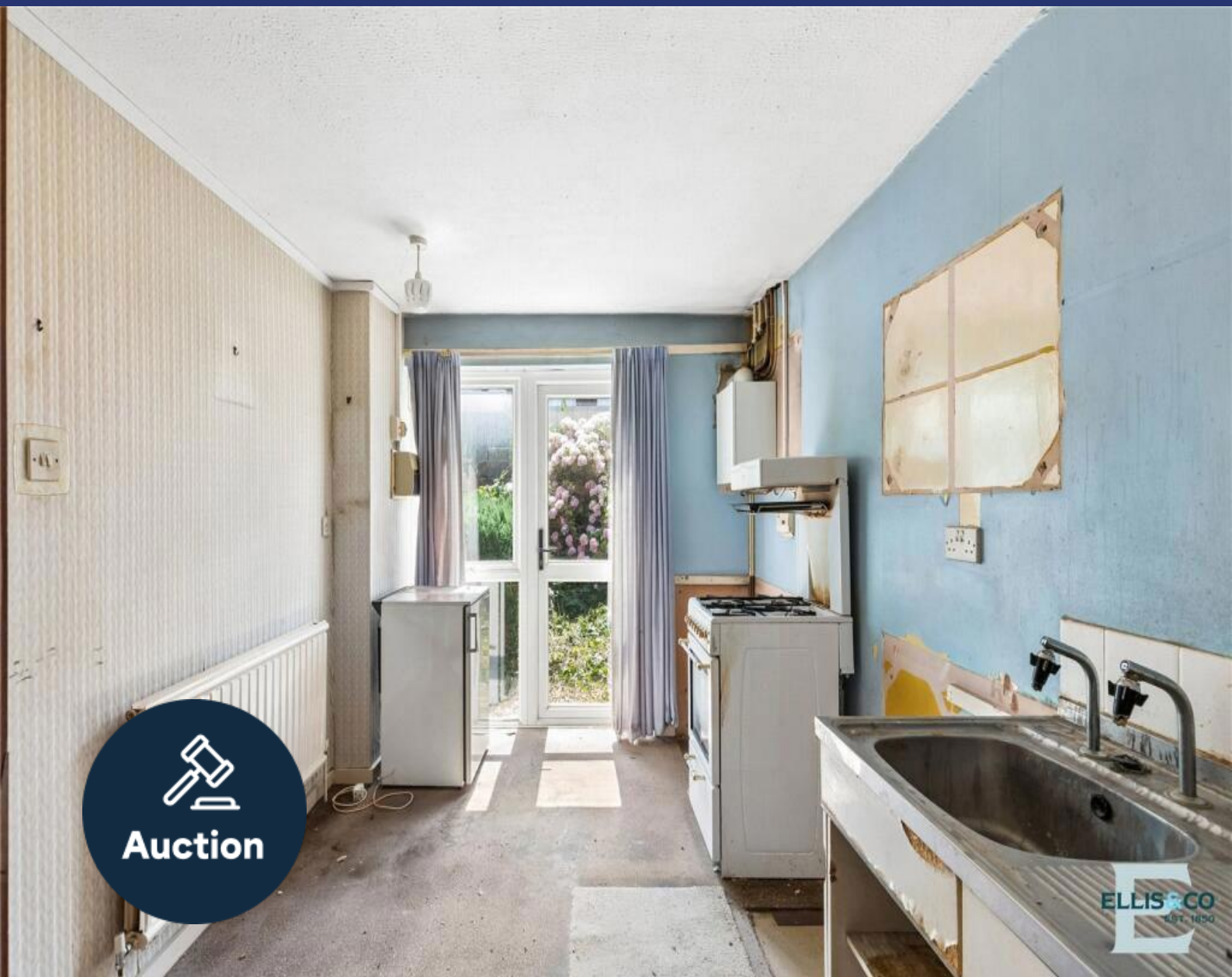




## 2 bed terraced house to buy in N8

Lightfoot Road, London, N8 7JL

**£450,000** Starting Bid

🛏 x2 🚿 x1 🚗 x1

Tenure

**Freehold**

Permit Parking parking

## Property features

✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Description

Nestled on a quiet residential road, this charming freehold split-level house offers over 820 sq. ft. (76.42 sq. m.) of bright and versatile living space, finished with an exceptional private roof terrace boasting far-reaching views towards Alexandra Palace.

The property features two generous double bedrooms, a modern family bathroom, a separate fitted kitchen and a spacious first-floor reception room that opens directly onto the impressive terrace, creating a wonderful space for entertaining or enjoying the peaceful surroundings.

Further benefits include private front and rear gardens, a well-designed split-level layout offering excellent privacy, and an abundance of natural light throughout.

Ideally positioned within easy reach of Alexandra Park, Crouch End and Wood Green, the property enjoys excellent transport links, a fantastic selection of cafés, restaurants and local amenities, making it an ideal home for first-time buyers, professionals and young families alike.

Freehold

Unique split-level house

Two generous double bedrooms

Spacious first-floor reception room

Superb private roof terrace with Alexandra Palace views

Separate fitted kitchen

Private front and rear gardens

Quiet residential location

Approx. 823 sq. ft. (76.42 sq. m.)

Close to Alexandra Park, Crouch End and excellent transport links

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Terraced House

Parking: Permit Parking

Year built: 1970

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

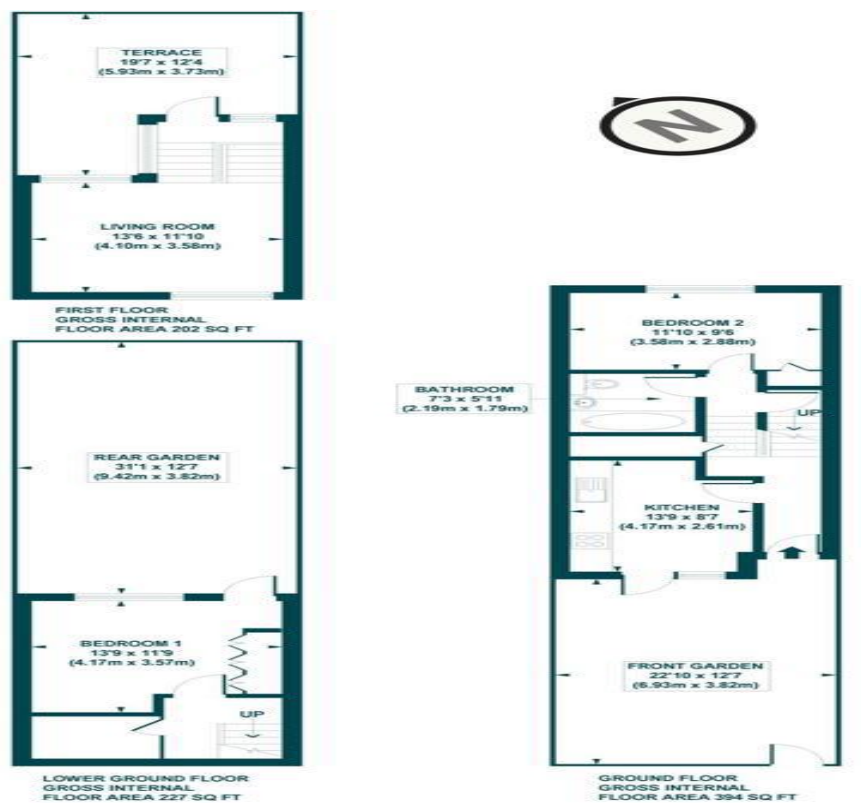
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 78        |
| (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, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Lightfoot Road, London, N8 7JL

Contact your local branch today for more information on this property:

**Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>**

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