

Balfour Grove, London, N20

£395,000

This two bedroom, two bathroom split-level first and second floor conversion has been renovated to a high standard whilst maintaining its period charm. The property further benefits from its own double garage, a long lease and is offered share of freehold. Located in a quiet turning within proximity to Bethune Park green space and with easy access to frequent bus connections to Totteridge & Whetstone (Northern Line) and Arnos Grove (Piccadilly Line) underground stations, as well as New Southgate Mainline station, this property represents an excellent first time buy or investment. Available chain-free.



- Two Bedrooms
- Reception Room
- Long Lease (+110 years)
- Share of Freehold
- Two Bathrooms (One en-suite)
- Kitchen
- Proximity to Transport Links
- Own Double Garage



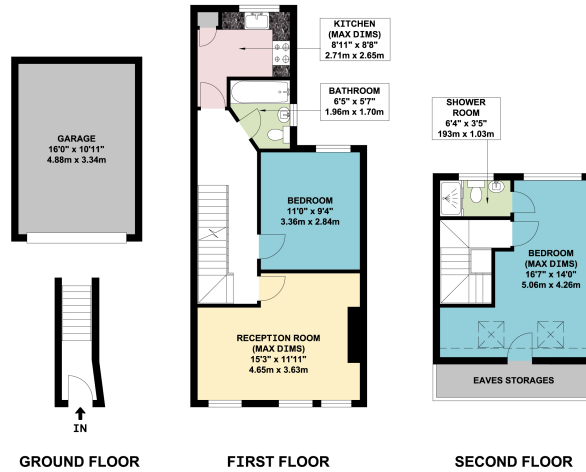




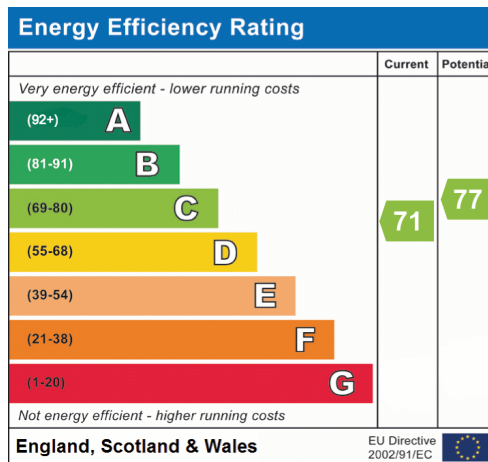
# BALFOUR GROVE LONDON N20



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 721.18 SQ. FT / 67.00 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 896.52 SQ. FT / 83.29 SQ. M  
 WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
 FLOOR PLANS ARE NOT DONE TO "SCALE".



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