



2

Bedrooms



1

Bathroom





SHARE OF FREEHOLD | 2 Bedroom Maisonette | Ground Floor |  
PRIVATE REAR GARDEN | Off Street Parking | Close to Transport Links |

Gracechurch Property Services are delighted to market this beautifully presented TWO BEDROOM Maisonette for sale.

Middleham Road occupies the ground floor of a double fronted end-terraced house and has a private rear garden.

Only a short walk to the highly anticipated £6bn Meridian Water development and the new Meridian Water railway station (Greater Anglia) with connections south to Stratford, and onward connections to Liverpool Street, City Airport and Heathrow and north to Stansted and Cambridge. The Upgraded White Hart Lane station (Overground) is also close by.

Added benefits include a SHARE OF THE FREEHOLD, Your Own Front Door, Off Street Parking, a Spacious Lounge and a Modern Kitchen.

This maisonette would make a wonderful first home, whilst also suiting a growing family with close by schools, or as an investment purchase.

#### Other Information...

Parking Arrangements: Off Street Parking

Vendors position: Actively Looking

Council Tax Band: B

Tenure: Leasehold Share of Freehold

Location of Boiler: Kitchen

Potential Rental Value: £1300 - £1350 PCM

Service Charge: £0

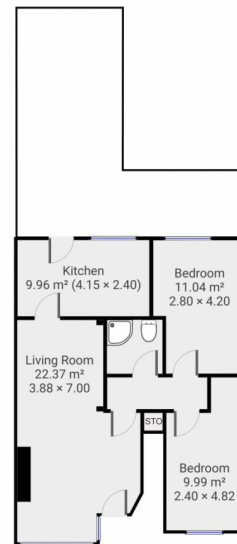
Ground Rent: £0

## Middleham Road, N18

Total Area: 61.2 sq metres / 659 sq feet approx.

GRACECHURCH  
PROPERTY SERVICES

### ▼ Ground Floor



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

