



 4
Bedrooms

 2
Bathrooms



4 Bedroom Period Conversion | First Floor & Second Floor | SHARE OF FREEHOLD | Large Kitchen Diner | 2 BATHROOMS | Close to Transport Links | cont...

Gracechurch Property Services are delighted to market this, larger than average, FOUR BEDROOM period conversion, occupying the first and second floor.

Mount Pleasant Road is an immensely characterful property with high ceilings and large windows offering an abundance of light throughout. Only a short walk to ample amenities including excellent local schools, restaurants and bars, along with the popular green spaces of Bruce Castle Park and Lordship Recreation Ground.

Bruce Grove Overground Station and Seven Sisters br/Underground Station (Victoria Line) are all close by.

Added benefits include a SHARE OF THE FREEHOLD, Family Bathroom with a Second Shower Room, a SPACIOUS LOUNGE and a Modern Kitchen/Diner.

This property would make a wonderful first home, whilst also suiting a growing family with close by schools.

Other Information...

Parking Arrangements: Street Parking

Vendors position: Actively Looking

Council Tax Band: C

Tenure: Share of Freehold

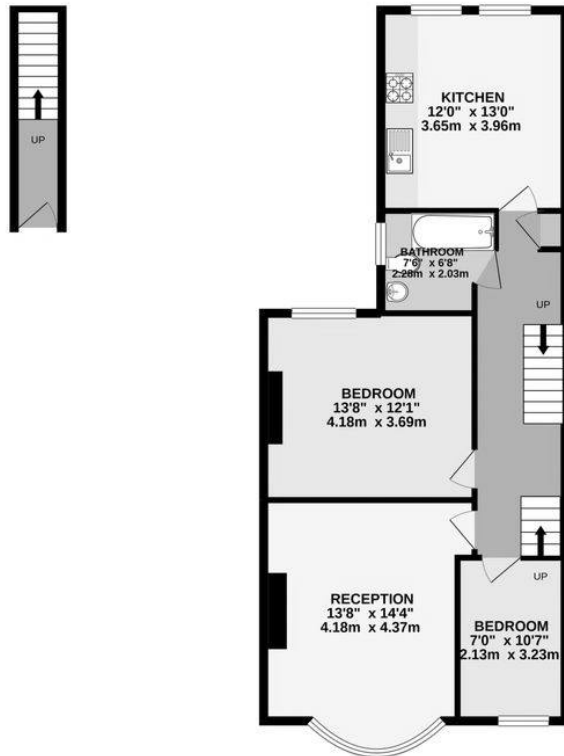
Location of Boiler: Kitchen

Potential Rental Value: £1800 PCM

Service Charge: £0

Ground Rent: £0

GROUND FLOOR
441 sq.ft. (41.1 sq.m.) approx.



FIRST FLOOR
154 sq.ft. (14.3 sq.m.) approx.



SECOND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

