



Lidyard Road, N19 3TZ

£475,000  
Leasehold



# Lidyard Road

£475,000

Leasehold

This generously sized two-bedroom flat offers an excellent opportunity for first-time buyers and investors. Featuring large, light-filled rooms and convenient ground floor access, this property is well-situated near Archway Underground (Northern Line), a short walk to the Overground, and surrounded by good bus links, great shops and eateries.

With ample space to customize and add value, this flat is a blank canvas ready for your personal touch. Schedule a viewing today to explore the potential this property holds.

- 773 sqt ft - 71.8 sqm
- 2 double bedrooms
- Separate kitchen
- Large reception room
- 110 year lease
- Communal garden
- Ground floor flat
- Opportunity to add value





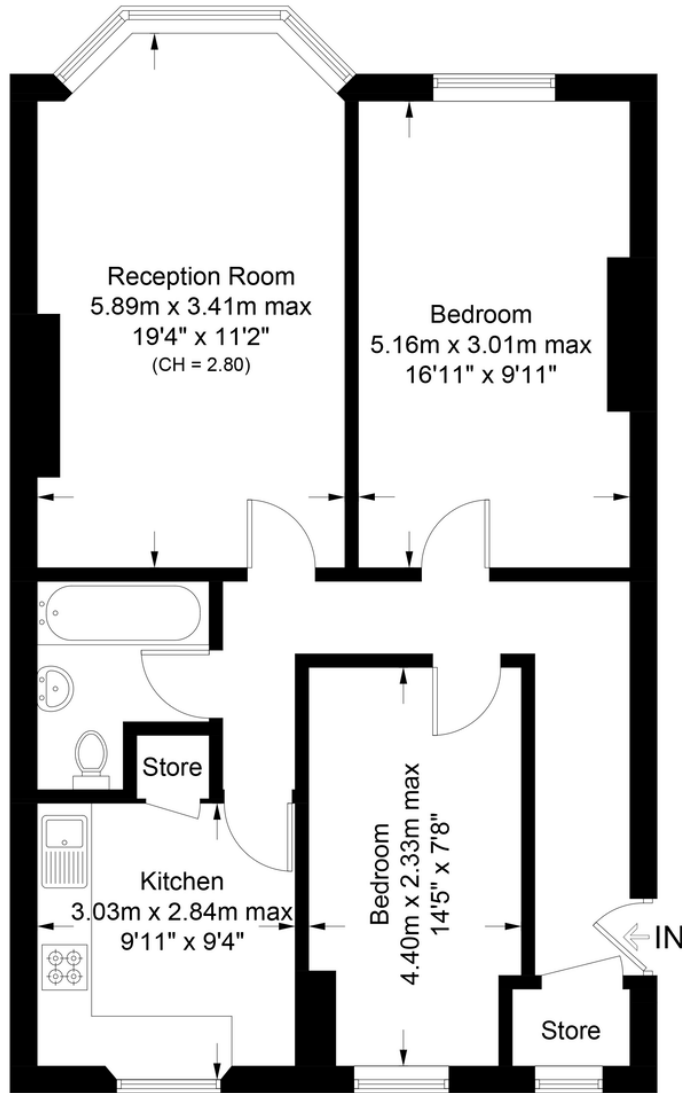


# Whitehall Mansions, N19

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m

# DAVID ANDREW

your most valuable asset



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1135442)

**Certified Property Measurer**

DAVID ANDREW  
your most valuable asset

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



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