



Ringmer Gardens, N19 4SB

£350,000 Leasehold



This delightful 1-bedroom garden flat would make an ideal purchase for a first-time buyer. Presented in good condition, the property comprises one double bedroom, a modern bathroom, good storage, spacious kitchen and a large reception with access to the private rear garden. The flat further benefits from a long lease of 180 years and is being sold with no onward chain.

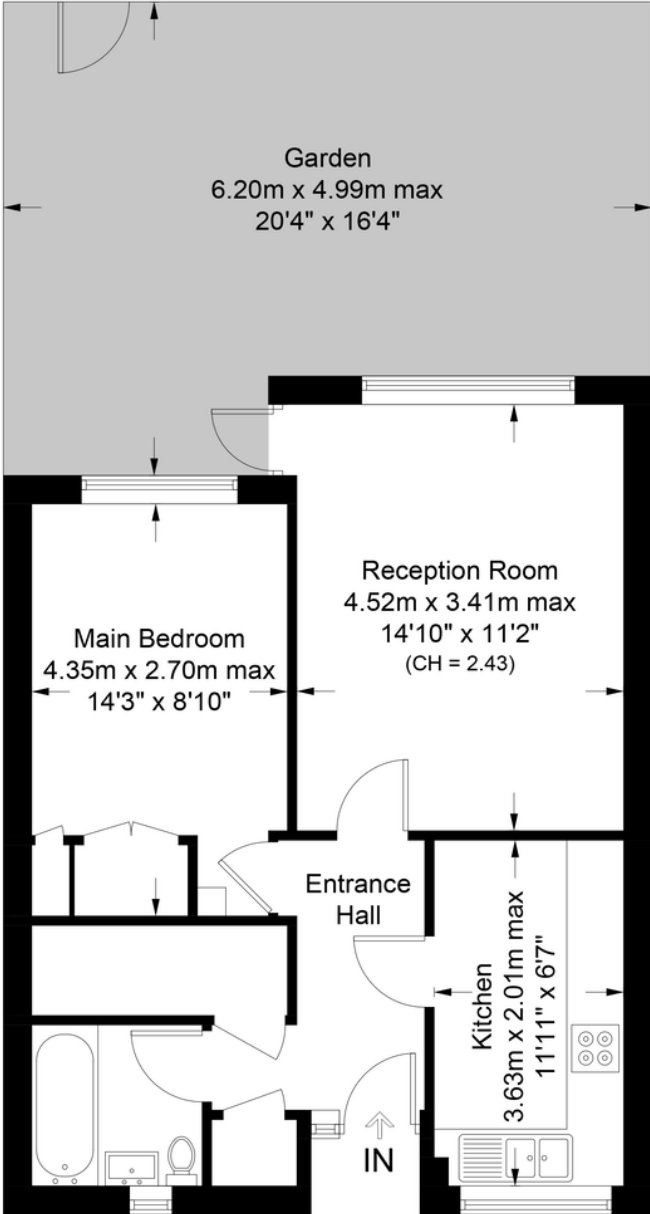
Ringmer Gardens is located within walking distance of Upper Holloway overground station and Archway underground station (Northern Line) as well as the open spaces at Barkland Walk, Elthorne Park and Whittington

- 1 bedroom
- Private garden
- 513 sqft / 47.7 sqm
- Chain free
- 180 year lease
- Ground floor
- Good storage
- EPC rating C



## Ringmer Gardens, N19

Approximate Gross Internal Area = 513 sq ft / 47.7 sq m



### Ground Floor



**Certified  
Property  
Measurer**

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. (ID1139359)

**DAVID  
ANDREW** | your most reliable asset

**Agent's Note:**  
Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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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>		
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			
		71	77