

Lordsmead Road, London, N17 6EY



£375,000

Kings Group are proud to present this immaculate one-bedroom first-floor period conversion, ideally located in the heart of the sought-after Bruce Grove area.

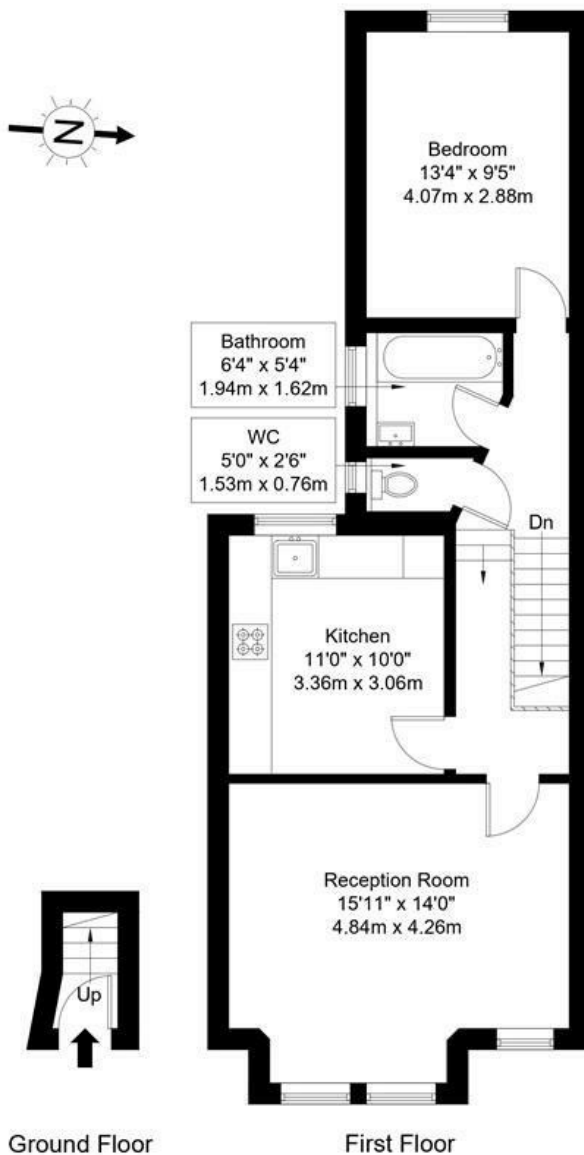
This beautifully maintained property features a bright and spacious lounge, a well-equipped fitted kitchen with a dedicated dining area, a modern two-piece bathroom suite, and a separate W/C. The generously sized double bedroom and tasteful finish throughout make this an ideal home for first-time buyers or investors seeking a move-in ready property.

Conveniently located just 0.5 miles from Bruce Grove Overground Station, the property benefits from excellent transport links into Central London and easy access to surrounding areas. The ongoing regeneration of the local area further enhances its appeal. Bruce Grove Primary School is just a short walk away, and residents will enjoy close proximity to local shops, schools, and a wide range of amenities.



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Approx Gross Internal Area = 57.9 sq m / 623 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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