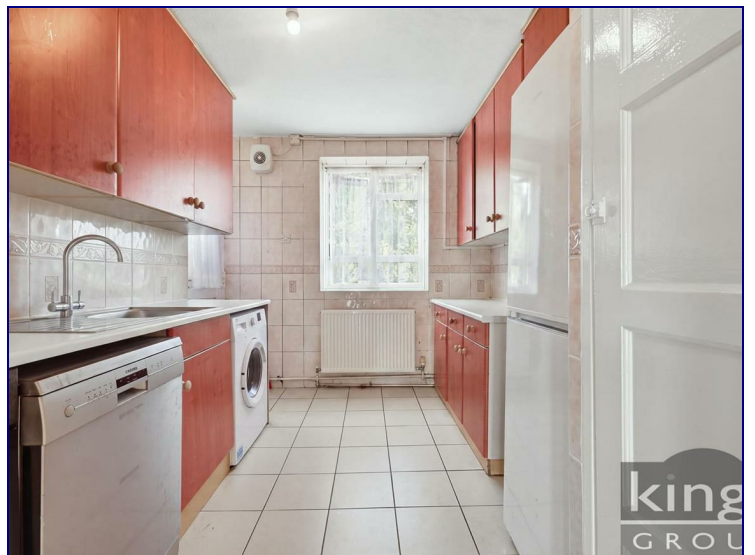


Ida Road, London, N15 5JE

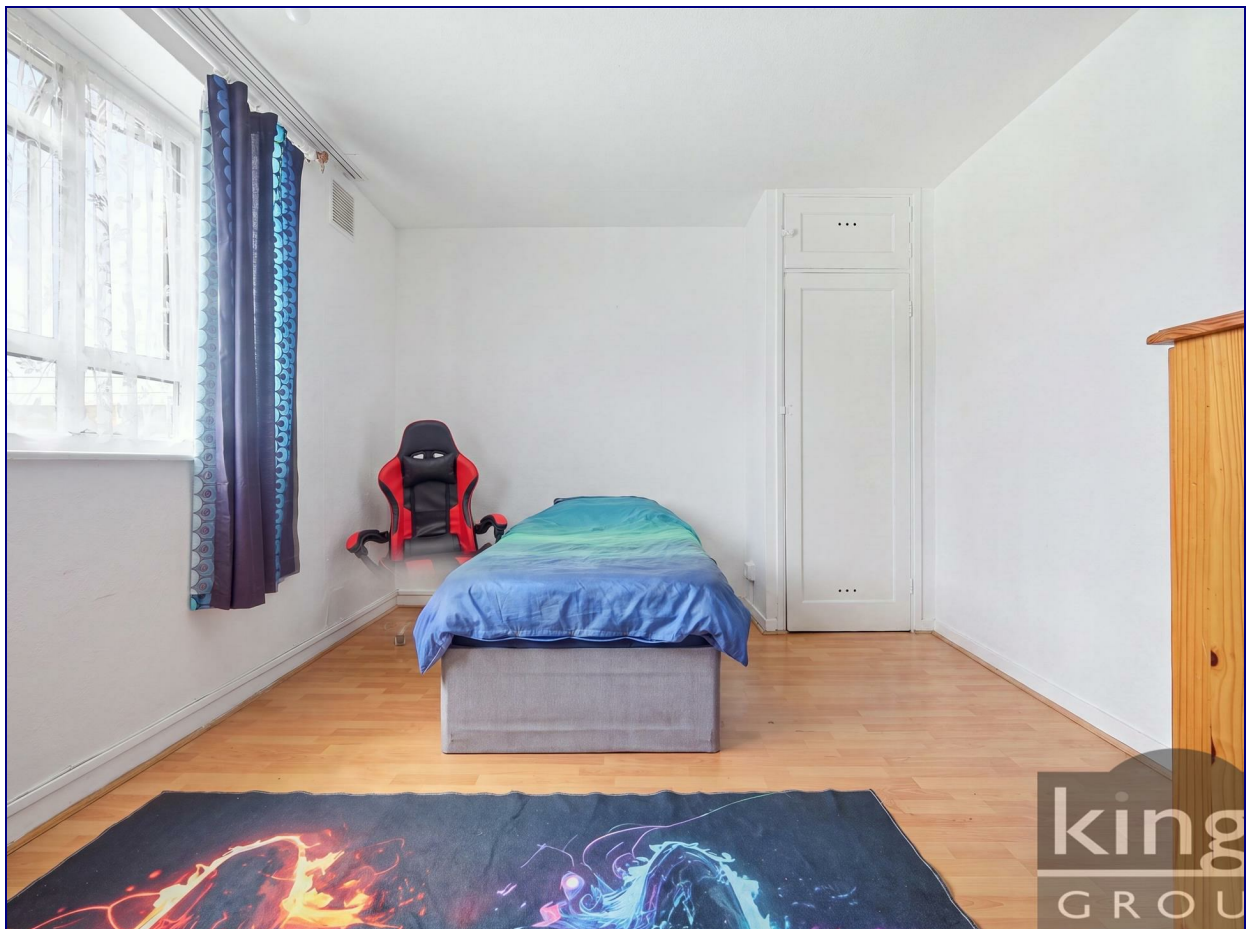


£425,000

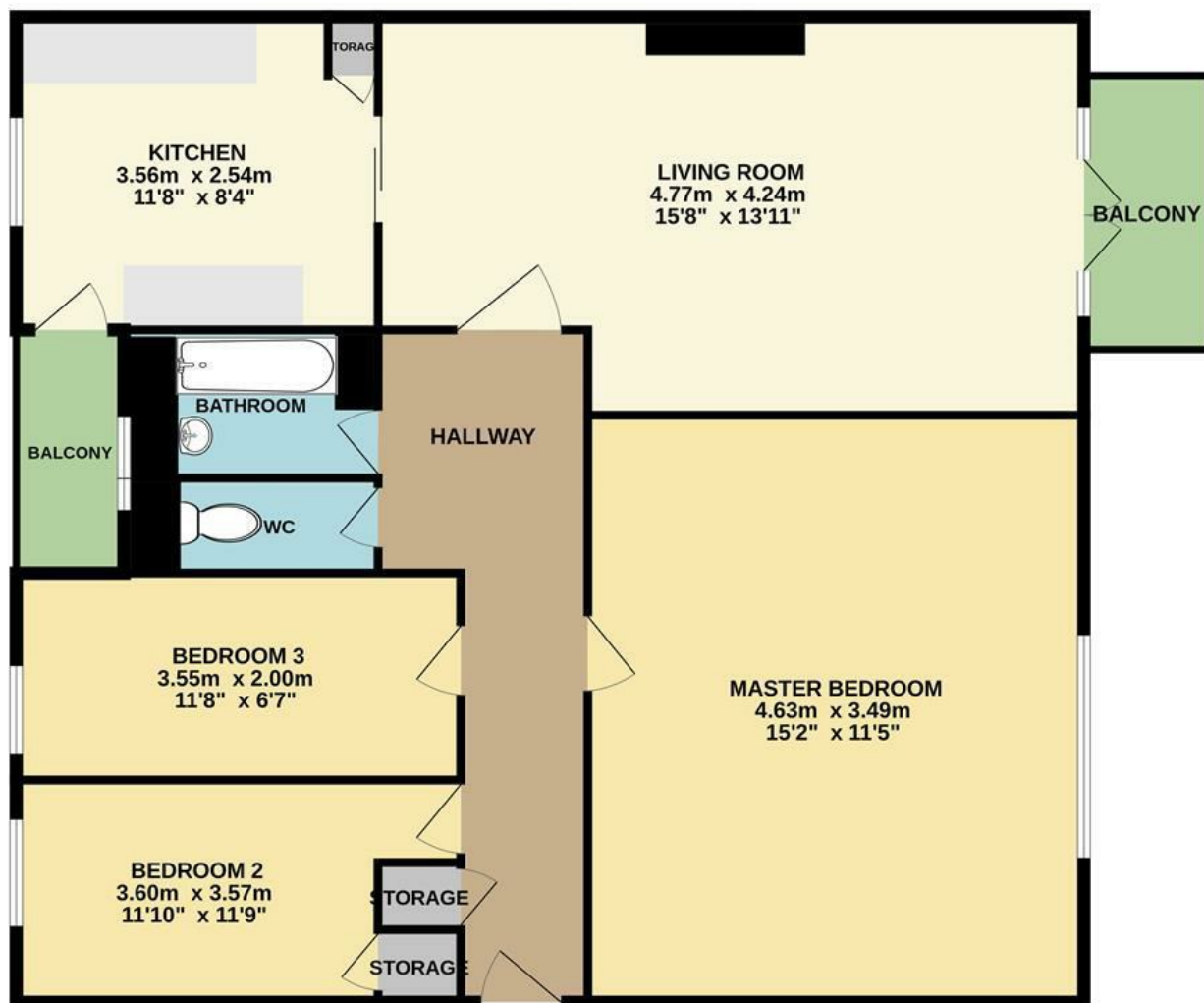
Kings Group are delighted to present this exceptionally spacious three-bedroom apartment, situated on the third floor in the highly sought-after Downhills Park area. Offered to the market with no onward chain, this impressive property presents an outstanding opportunity for first-time buyers, growing families, and investors alike.

Well maintained throughout, the apartment offers generous living accommodation while providing excellent scope for modernisation, allowing the new owner to create a home tailored to their own taste and style. The property comprises a bright and spacious reception room, a fitted kitchen, three well-proportioned double bedrooms, a two-piece family bathroom, a separate WC, and two private balconies, offering the perfect spaces to relax, unwind, or entertain guests.

Combining substantial living space, superb potential, and a highly desirable location, this is a rare opportunity to acquire a property that can be transformed into a stunning home or a rewarding long-term investment.



THIRD FLOOR 78.0 sq.m. (840 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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