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Northbank Road, London, E17 4JY  
Offers In The Region Of £400,000

Nestled on Northbank Road, this warmer property presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. The inviting reception room offers a perfect setting for relaxation or entertaining guests, while the well-appointed bathroom ensures practicality for daily living.

One of the standout features of this property is its delightful garden, providing a private outdoor retreat where one can unwind or enjoy al fresco dining during the warmer months. The property is chain free, allowing for a smooth and efficient purchase process, and it comes with a long lease, offering peace of mind for years to come.

Situated within walking distance to local shops, residents will appreciate the convenience of having essential amenities close at hand. This location not only offers easy access to everyday necessities but also places you within reach of the vibrant culture and attractions that London has to offer.

In summary, this warmer property on Northbank Road is a wonderful blend of comfort, convenience, and outdoor space, making it a perfect choice for anyone looking to settle in this dynamic city. Don't miss the chance to make this delightful property your new home.

### Hallway 2'6" x 36'7" (0.77 x 11.16)

Under stairs cupboard, double radiator and laminate flooring.

### Bathroom 4'7" x 10'8" (1.42 x 3.26)

Tiled flooring and part tiled walls, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and low level flush w/c.

### Kitchen 7'9" x 8'1" (2.37 x 2.48)

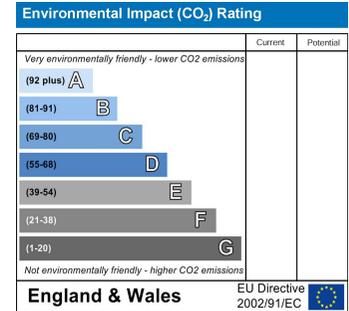
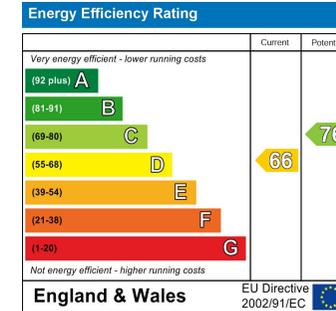
Double glazed window to side aspect, tiled flooring and walls with splash back, range of base & wall units with roll top work surfaces, integrated cooker with gas hob and electric oven, extractor with hood, plumbing for washing machine, space for fridge freezer and power points.

### Bedroom One 12'11" > 10'11" x 10'6" (3.96 > 3.34 x 3.22)

Double glazed window to front aspect, double radiator, carpeted flooring, build in wardrobe and power points.

### Bedroom Two 10'7" x 5'6" (3.24 x 1.70)

Double glazed window to rear aspect, double radiator, carpeted flooring and power points.



TOTAL FLOOR AREA: 52.0 sq.m. (560 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other levels are approximate and are not intended to define the exact dimensions of the building. The plans for the building contained here should be used as a guide only for the purpose of purchase. The services, systems and appliances shown here are not intended to be guaranteed and are shown for general information only.  
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