

KINGSGATE ESTATE, TOTTENHAM ROAD, N1

Red.



## OFFERS IN EXCESS OF £430,000

A three-bedroom, split-level maisonette with a private rear balcony. This spacious property offers an ideal opportunity for a first-time buyer or investor. With scope to do a full or simple renovation, the property has good bones, with double glazed windows and gas central heating.

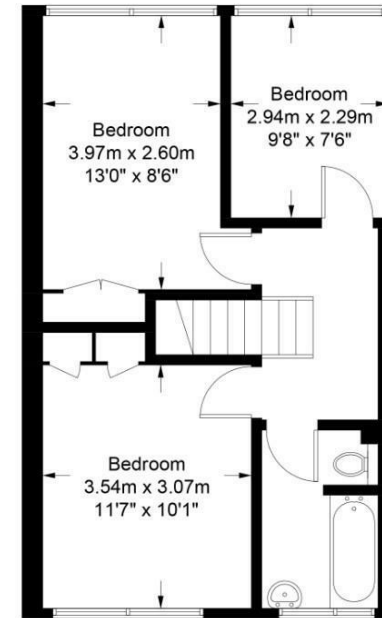
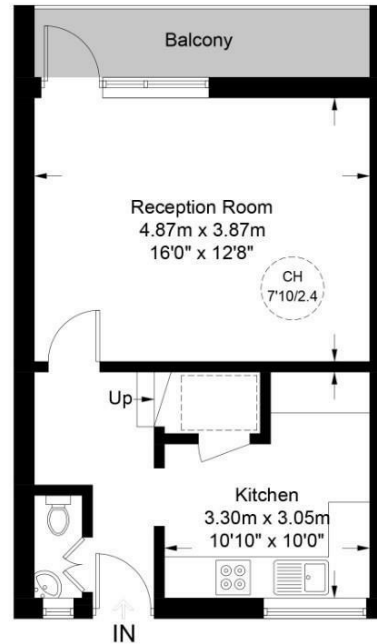
Well located just a short walk from Dalston Junction/Kingsland (Overground) train stations and many 24-hour bus routes.



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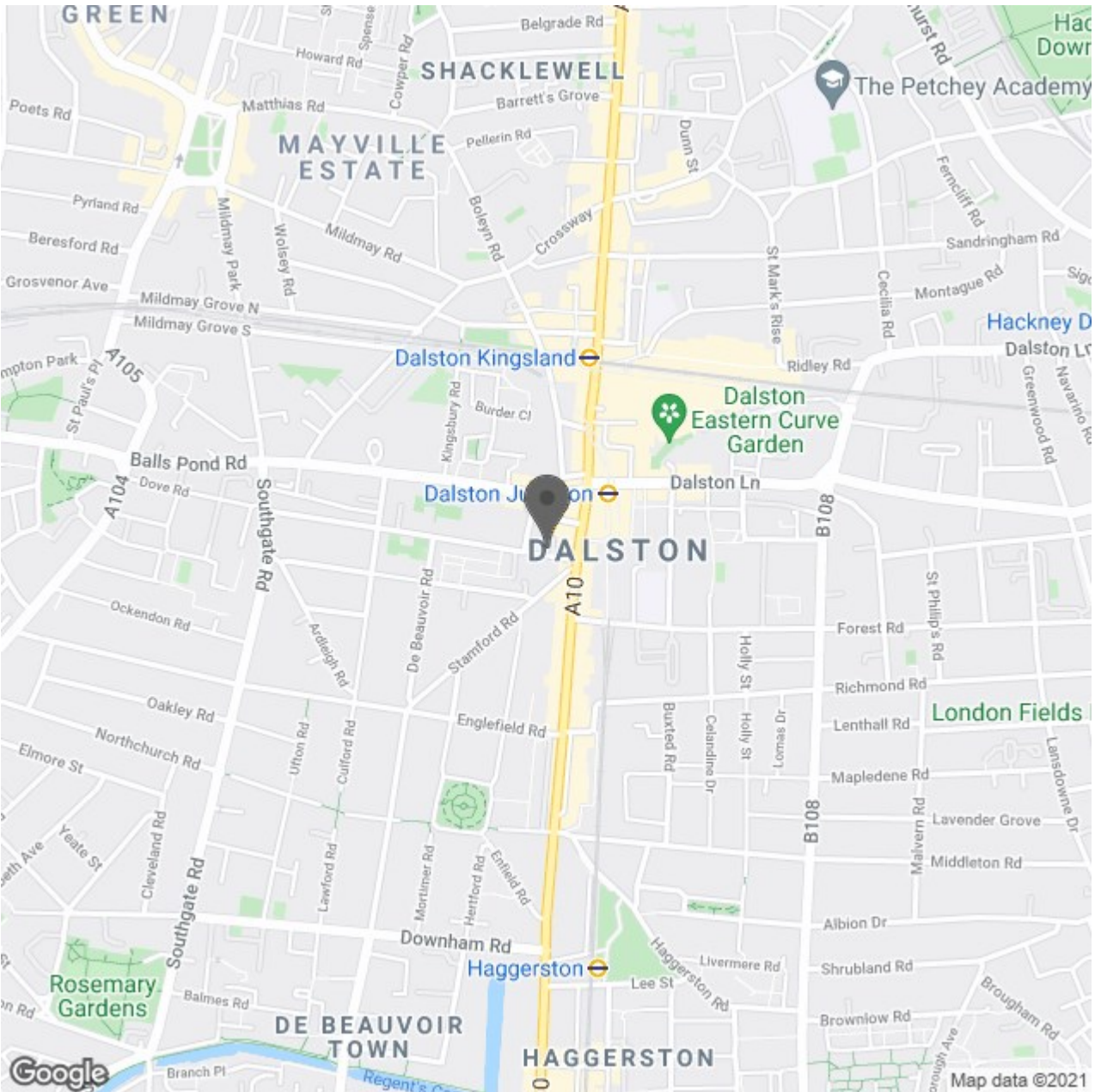
Approximate Gross Internal Area = 838 sq ft / 77.9 sq m  
 (Excluding Reduced headroom)  
 Reduced headroom = 11 sq ft / 1.0 sq m  
 Total = 849 sq ft / 78.9 sq m

 = Reduced headroom below 1.5m / 5'0"



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. (ID682117)

- Three Double Bedrooms
- Spacious Reception Area
- Separate Kitchen
- Private Balcony
- One Bathroom & Guest WC
- Duplex/Maisonette
- Development/Refurb Opportunity
- No Chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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