CAA Properties
Lettings - Sales - Mortgages - Renovation Projects

The Woodlands, Aberdeen Park, London, N5 2BB

Offers in excess of £480,000

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This stunning and spacious two bedroom ground floor maisonette is offered in immaculate condition. A well-proportioned living room offers an excellent living space leading to the kitchen on the ground floor. Both the bedrooms on the first floor are of a good size and well lit with natural light. The family bathroom can be accessed from the landing on the first floor and a separate WC is located on the ground floor.

This lovely residential property is tenanted and is positioned in a leafy affluent area of Aberdeen Park thus offering an ideal investment opportunity with potential growth in the asset value. According to the recent market study, the majority of sales in Aberdeen Park during the last year were flats, selling for an average price of £554,167. Semi-detached properties sold for an average of £1,630,000, with terraced properties fetching £2,350,000. Overall, sold prices in Aberdeen Park over the last year were 8% up on the previous year and 12% up on the 2012 peak of £1,007,550.

Aberdeen Park is surrounded by green spaces and local amenities situated nearby. Transport across London can be made via Canonbury, Arsenal and Drayton Park stations and is also connected with bus service.

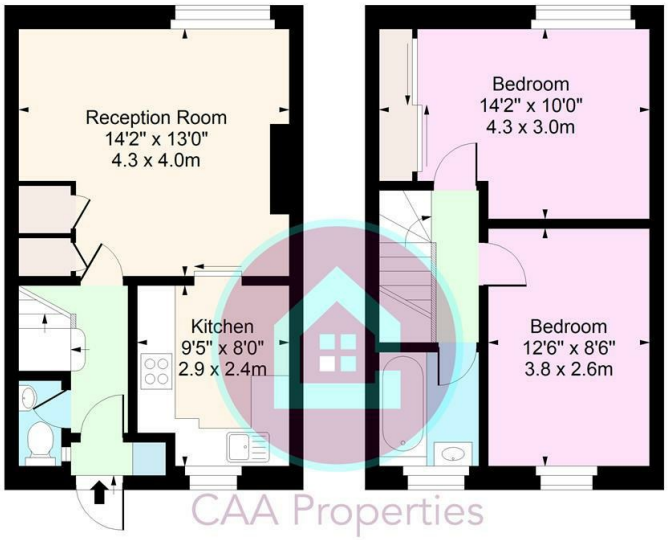
- For investors only
- Spacious living areas
- Ground floor maisonette
- Immaculate condition
- Ready tenanted
- Ideal investment opportunity
- Sold prices growth at 8%
- Close to public transport & amenities
- Ground rent £1100 p.a.

Viewing

Please contact our London Southgate Office on 02070822370
if you wish to arrange a viewing appointment for this property orrequire further information.

The Woodlands, Aberdeen Park, N5

Approx. Gross Internal Area 658 Sq Ft - 61.13 Sq M



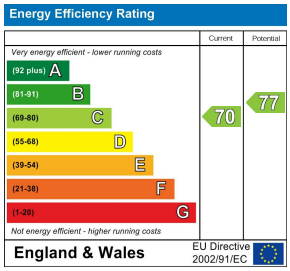
Ground Floor

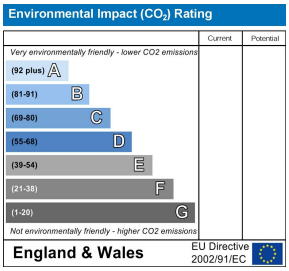
Floor Area 330 Sq Ft - 30.66 Sq M

First Floor

Floor Area 328 Sq Ft - 30.47 Sq M

For Illustration Purposes Only - Not To Scale





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