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245 Bury Street, London, N9 9JG

Offers In Excess Of £475,000

This charming terraced house on Bury Street offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a spacious home in a bustling urban environment.

The inviting reception room serves as a welcoming space for relaxation and entertainment, providing a warm atmosphere for gatherings with friends and family. The layout of the house is thoughtfully designed, ensuring that every corner is utilised effectively, making it feel both spacious and homely.

The bathroom is well-appointed, catering to the needs of modern living while maintaining a sense of style. The property's location is a significant advantage, with easy access to local amenities, transport links, and the rich cultural offerings of London.



Door to

Hallway

Lounge/Dining Room

Kitchen

10'9" x 7'2" (3.3 x 2.2)

Bathroom

7'6" x 7'6" (2.3 x 2.3)

Bedroom One

16'4" x 11'5" (5 x 3.5)

Bedroom Two

14'1" x 11'1" (4.3 x 3.4)

Bedroom Three

9'6" x 7'2" (2.9 x 2.2)

Reference

ET5355GA10092026

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	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

