



DRIVERS & NORRIS

PROPERTY & SO MUCH MORE

3/4 Bedroom House

£650,000

Belfont Walk, London, N7 0SN

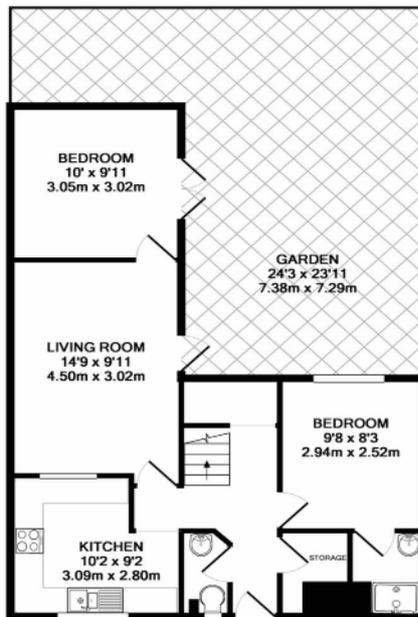
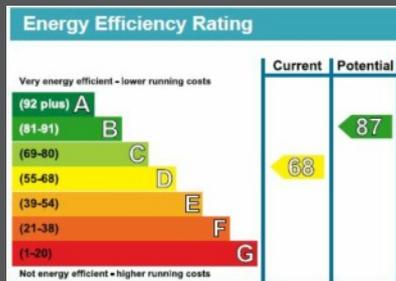
## Key Features:

- Freehold House
- Three / Four Bedrooms
- Paved Rear Garden
- Fitted Kitchen
- Separate Reception
- Family Bathroom
- En-Suite Bathroom
- Close To Underground Station

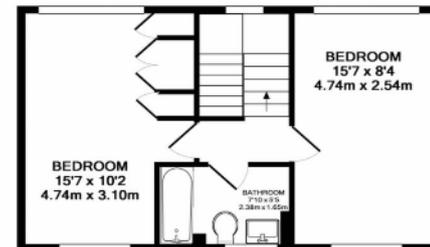
## Information

Tenure: Freehold

Council Tax: Band - E £1,747



GROUND FLOOR  
APPROX. FLOOR  
AREA 538 SQ. FT.  
(50.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 372 SQ. FT.  
(34.5 SQ.M.)  
52 BELFONT WALK, N7  
TOTAL APPROX. FLOOR AREA 910 SQ. FT. (84.5 SQ.M.)

Floorplans are for identification and guideline purpose only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CHA, Chai Limited. Made with Metropix ©2018

**DRIVERS & NORRIS**  
PROPERTY & SO MUCH MORE

Modern Four Bedroom, Two Bathroom house with private garden located in a quiet cul-de-sac moments from Holloway Road Underground Station, and within easy reach of Kings Cross/St Pancras International.

Offered to the market chain free this naturally bright purpose built house offers a wealth of flexible living accommodation of just over 900 Sq.Ft. The ground floor comprises of a fitted kitchen with integrated appliances, separate reception room with breakfast bar and direct access to the garden, double bedroom with en-suite bathroom and fourth bedroom/study also providing access to the garden. To the first floor there are two very well proportioned bedrooms with built in wardrobe to master, and fully tiled family bathroom. Additional benefits include fully paved garden area, double glazing throughout and gas central heating.

Located behind Camden Road, Belfont Walk is well positioned near a number of amenities including supermarkets, multiple leisure centres, fresh food markets, and independent coffee shops. Upper Street, Kings Cross and Camden Town are also within easy reach all providing further independent shopping, live entertainment and a wide range of eateries. Transport links close by include Holloway Road Underground Station (Piccadilly Line) and there are also a number of bus routes close by offering easy access to many different underground lines, national rail services and Eurostar at Kings Cross/St Pancras International





# DRIVERS & NORRIS

## PROPERTY & SO MUCH MORE

Est 1852

# 0207 607 5001

## drivers.co.uk



TO THE BEST OF DRIVERS & NORRIS KNOWLEDGE THESE DETAILS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPR) 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS (BPR), SUBJECT PARTICULARLY TO THE FOLLOWING: ALL SIZES ARE APPROXIMATE AND MEASURED TO THE NEAREST 3 INCHES AS STANDARD. METRIC EQUIVALENTS ARE ROUNDED TO THE NEAREST 0.05M ON THE ABOVE BASIS. MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY. ROOM SIZES CAN BE IRREGULAR AND VARY DUE TO DESIGN AND DISTORTION, PARTICULARLY IN OLDER PROPERTIES. ACCOMMODATION IS DESCRIBED AS CURRENTLY USED. NO WARRANTY IS GIVEN THAT ANY NECESSARY CONSENTS, PLANNING OR OTHERWISE, HAVE BEEN OBTAINED. THE AGENTS HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURE FITTINGS OR SERVICES AND CANNOT VERIFY THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE. NEITHER HAVE THE AGENTS CHECKED THE LEGAL DOCUMENTS TO VERIFY THE FREEHOLD/LEASEHOLD TITLE. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITORS OR SURVEYOR. THE SELLER DOES NOT INCLUDE IN THE SALE ANY FITTED CARPETS, CURTAINS OR BLINDS. NOR ARE ANY GAS OR ELECTRICAL APPLIANCES INCLUDED, HOWEVER CONNECTED, OR ANY OTHER FIXTURES UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.