



A super, two bedroom period cottage, situated in quiet tucked-away City centre location, within a short walk of the mainline station to London St Pancras.

Guide £399,950

The property provides very well-presented accommodation and benefits from a private courtyard garden and the rare advantage of off-street parking, which is situated to rear of the property.

The accommodation briefly comprises: living room, kitchen, two bedrooms and first floor bathroom. Courtyard garden and off-street parking.



Collinson
Hall

Ground Floor

Sitting Room 3.40m x 3.46m

Kitchen 2.69m x 3.46m

First Floor

Landing

Bedroom 1 2.60m x 3.46m

Bedroom 2 1.76m x 2.63m

Bathroom

Outside

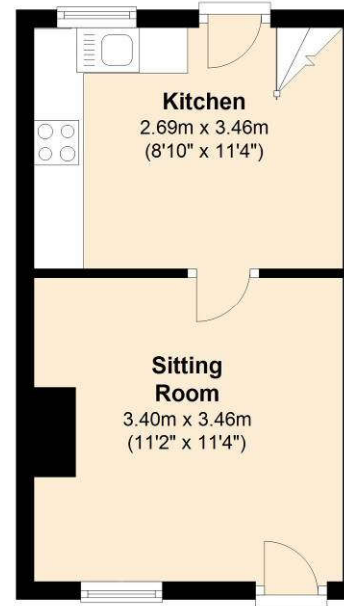
Rear Garden





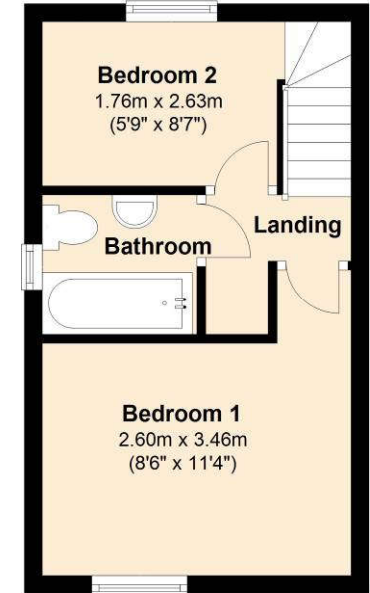
Ground Floor

Approx. 17.2 sq. metres (185.4 sq. feet)



First Floor

Approx. 21.3 sq. metres (228.9 sq. feet)



Total area: approx. 38.5 sq. metres (414.3 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS
Plan produced using PlanUp.

PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.