



## 12b Bruce Grove, London, N17 6RA

£375,000



A truly rare offering, this beautifully presented period home boasts a share of the freehold alongside an exceptional lease of over 900 years. Thoughtfully curated and finished to a high standard throughout, the property effortlessly combines character, space and versatility, making it an ideal choice for the discerning buyer.

The impressive living room rivals the proportions typically associated with a large terraced house, creating a superb setting for both relaxation and entertaining. Discreetly positioned behind the living space is a highly versatile area, ideal for a refined home office, creative studio or occasional guest accommodation. Original alcoves and graceful archways add a distinctive sense of heritage, celebrating the charm of this elegant period building.



- SHARE OF FREEHOLD
- 91 SQUARE METERS
- BASEMENT FLAT
- LOVELY CONDITION
- ATTRACTIVE BUILDING

- 993 YEARS
- MINUTES TO BRUCE GROVE STATION
- COMMUNAL PARKING
- LARGE LIVING ROOM
- CHAIN FREE SALE