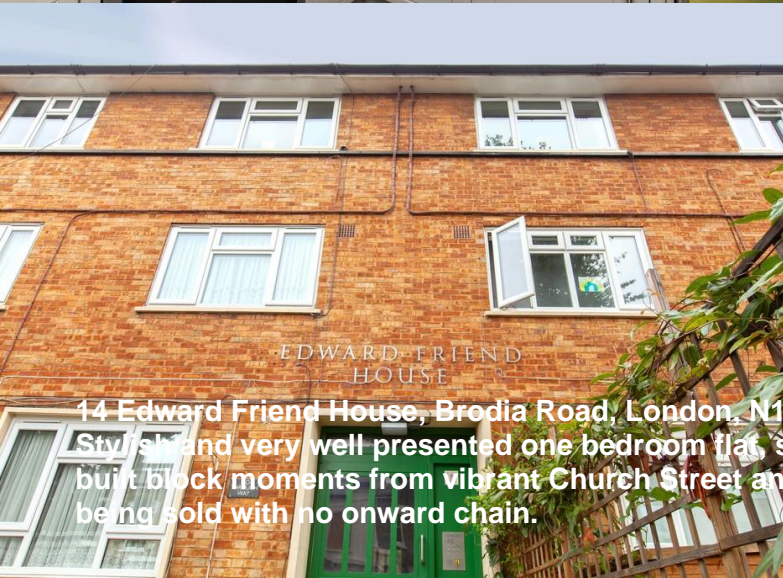




Julian Reid



14 Edward Friend House, Brodia Road, London, N16 0ET

Stylish and very well presented one bedroom flat, situated on the 2nd floor (top) of a small purpose built block moments from vibrant Church Street and a short walk to Clissold Park. The property is being sold with no onward chain.

**Guide Price £375,000**  
**Leasehold**

- **One bedroom**
- **Council Tax Band: B**
- **EPC Rating: 62**
- **Eat in Kitchen**
- **Separate living room**

Stylish and very well presented one bedroom flat, situated on the 2nd floor (top) of a small purpose built block. The property is located on this very popular road, moments from vibrant Church St and a short walk to Clissold Park. The property is being sold with no onward chain.



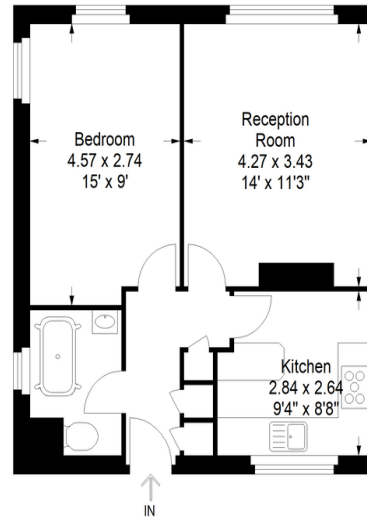
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**Edward Friend House, N16**

Approximate Gross Internal Area

Second Floor = 473 sq ft / 43.94 sq m

Total = 473 sq ft / 43.94 sq m



**Second Floor**

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For Illustration Purposes Only - Not To Scale  
Floor plan For Julian Reid

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