

# 12

ARKANSAS  
HOUSE

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# *new orleans walk* two-bedroom maisonette

guide price  
£400,000 - £425,000

welcome to this well located two-bedroom split-level maisonette located on the third and fourth floors of a well-maintained building on new orleans walk, n19. spanning approximately 802 sq ft, this spacious property is ideal for those seeking a comfortable urban home. while the property offers a solid foundation, it would benefit from refurbishment and modernisation, allowing you to tailor the space to your personal tastes and preferences.

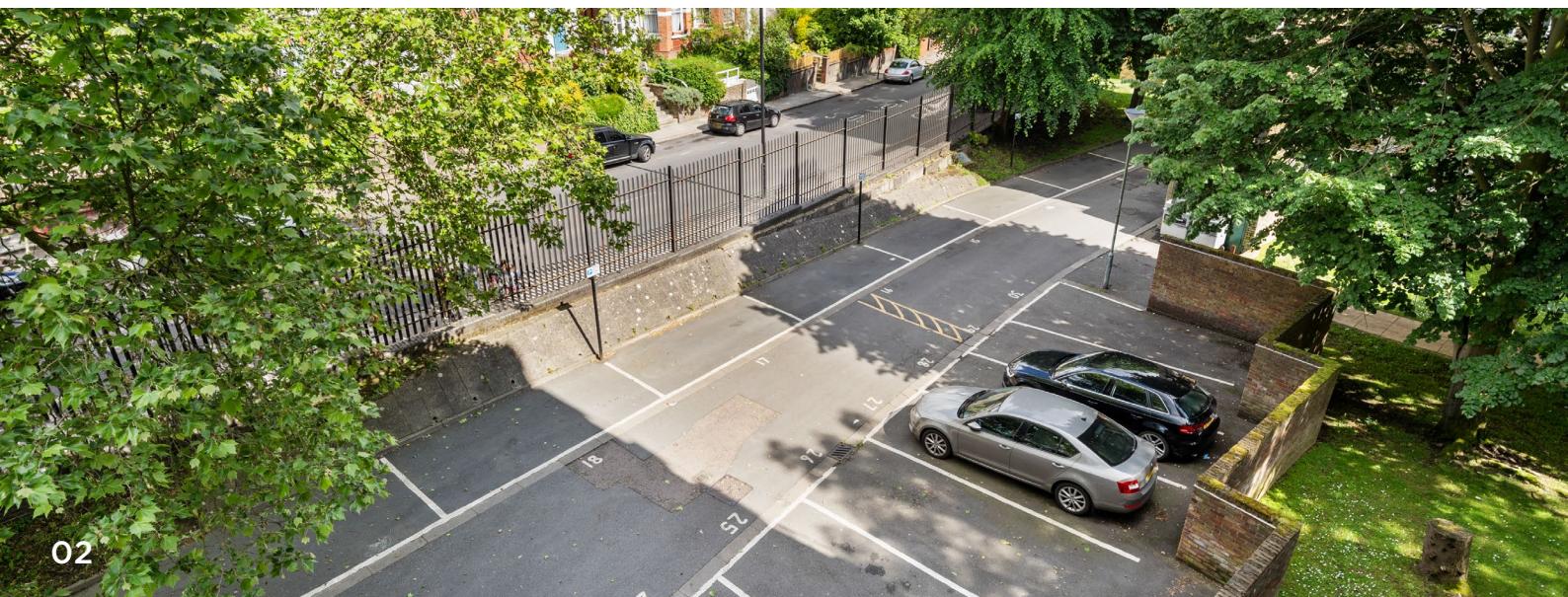


## *description*

as you enter, you are greeted by a generously sized kitchen equipped with integrated appliances and ample space for a dining table, perfect for casual meals and entertaining.

adjacent to the kitchen, the large reception room offers a built-in cupboard for convenient storage and provides a welcoming space to relax and unwind. a guest w/c completes the lower level, adding to the convenience of the layout.

moving up to the next floor, you will find two well-proportioned double bedrooms. one bedroom features a built-in wardrobe, while the other offers plenty of space for additional wardrobes, ensuring ample storage for your belongings. the hallway on this level includes a storage cupboard, providing extra utility space. both bedrooms are serviced by a three-piece bathroom suite, designed for comfort and functionality.





## location

situated in the vibrant neighbourhood of new orleans walk, this property benefits from a prime location with excellent local amenities and transport links. a short walk will take you to crouch hill overground station and archway underground station on the northern line, offering easy access to central london and beyond. additionally, the area is well-served by numerous bus routes, ensuring convenient travel options.

the local area boasts a variety of shops, cafes, and restaurants, catering to all your daily needs and

leisure activities. nearby green spaces, such as finsbury park and hampstead heath, provide ideal spots for outdoor activities and relaxation.

with its blend of urban convenience and community charm, new orleans walk is a sought-after location for modern living. this property presents a fantastic opportunity to create your dream home in a desirable and well-connected area.

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## floorplan:

flat 12 arkansas house,  
new orleans walk, n19 3sz

lease:  
84 years remaining

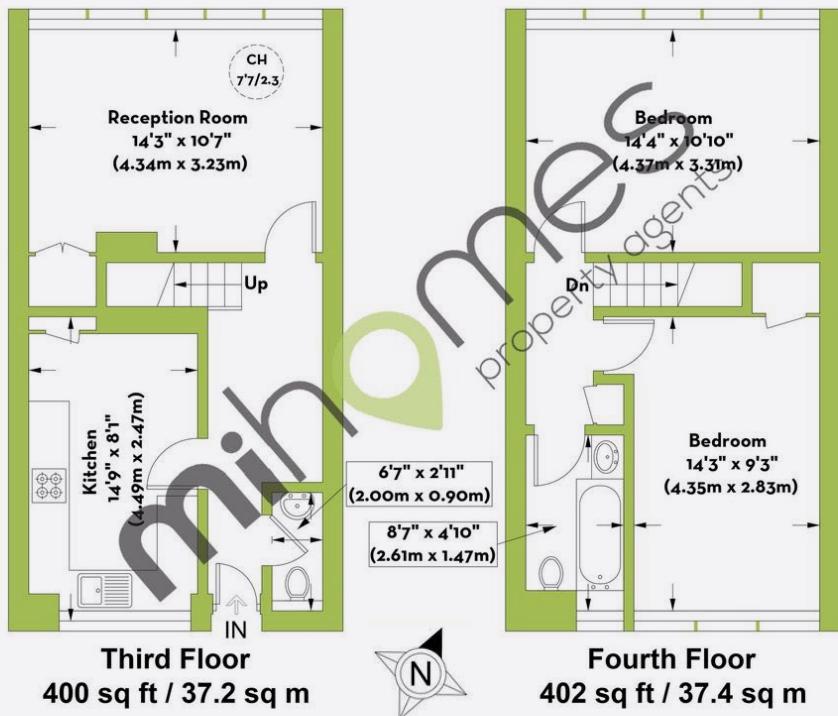
service charge:  
£1500 pa approx

ground rent:  
£10 pa approx

council tax band:  
c

epc rating:  
b

this plan is for layout purposes only.  
not drawn to scale unless stated. window and door opening are approximate. whilst every care is  
taken in the preparation of this plan, please check all dimensions, shapes and compass bearings  
before making any decisions reliant upon them. (id: 1087084)



## Arkansas House, N19

Approximate Gross Internal Floor Area  
802 sq ft / 74.6 sq m

### overview

off street parking via permit	leasehold
close to local amenities	offered on a chain free basis
quiet road, no through road	circa 802 sq ft
split level	short walk to archway and crouch hill stations

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hello@mi-homes.co.uk



9 onslow parade,  
hampden square,  
southgate, n14 5jn



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