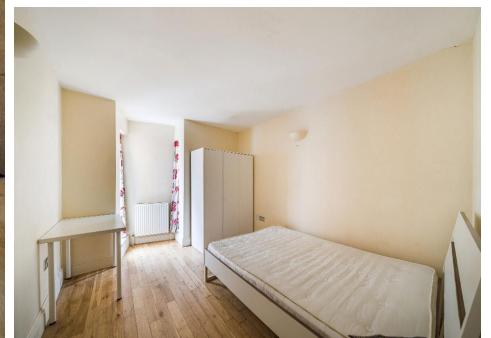




**KINGSLY ESTATE AGENTS**

**3 Bedroom Flat for Sale - £385,000**

Archway Road, London, N19 3TT



• GROUND FLOOR • LEASEHOLD • EPC RATING D • COUNCIL TAX BAND D

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

👉 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

## Description

Kingsly Estate Agents are pleased to present to the market this versatile investment opportunity. The property was previously licensed as a four-room HMO and is set up for a new licence application (subject to permission), making it an ideal choice for investors looking to reapply and maximise rental potential.

Alternatively, with minimal adjustments, the layout can be reconfigured into a spacious two- or three-bedroom apartment, appealing to both first-time buyers and investors seeking flexibility in use. This property offers strong potential for a variety of buyers in a well-connected location.

## Location

The property is situated in a fantastic location, just off Archway road which has a vast array supermarkets, restaurants, bars and gyms. The property also benefits from excellent transport links and is served by Archway (Underground)(Northern Line) (0.2 Miles)



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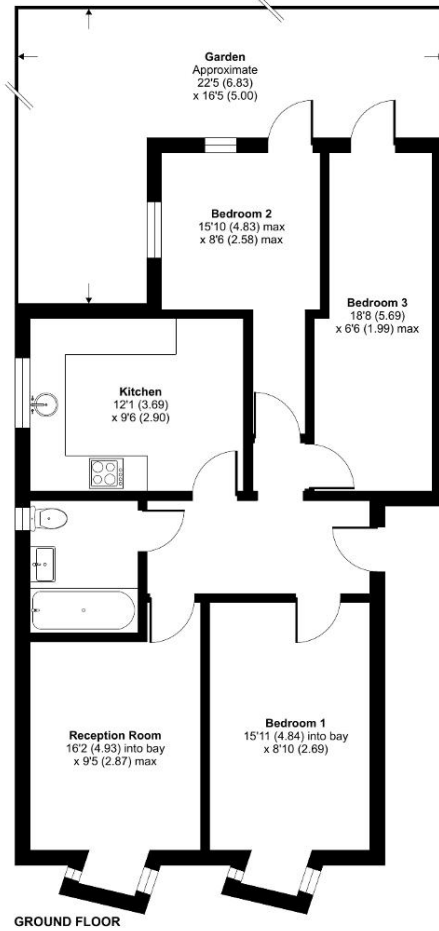


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## Archway Road, London, N19

Approximate Area = 733 sq ft / 68 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1244184

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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