



 **2**
Bedrooms

 **1**
Bathroom



2 Bedroom Modern Apartment | 670 SQ FT | Allocated Parking Space
| PRIVATE BALCONY | Close to Wood Green & Turnpike Lane Stations |
Gas Central Heating...

Asking Price: £325,000

Gracechurch Property Services are delighted to introduce this TWO BEDROOM Apartment situated on the FIRST FLOOR of this modern development within Tottenham N17.

This bright and airy property is within close proximity to Turnpike Lane (0.7 miles) and Wood Green (0.8 miles) tube stations, with shops, bars and restaurants close by.

Added benefits include a Private Balcony providing far reaching views, Allocated Parking Space and Gas Central Heating.

If local schools are a priority, The Roundway is close to 'Outstanding' Ofsted rated schools including The Brook School (0.4 miles), Belmont Junior School (0.4 miles) and The Willow Primary School (0.5 miles).

Other Information...

Parking Arrangements: Allocated Parking Space

Vendors position: Actively Looking

Council Tax Band: C

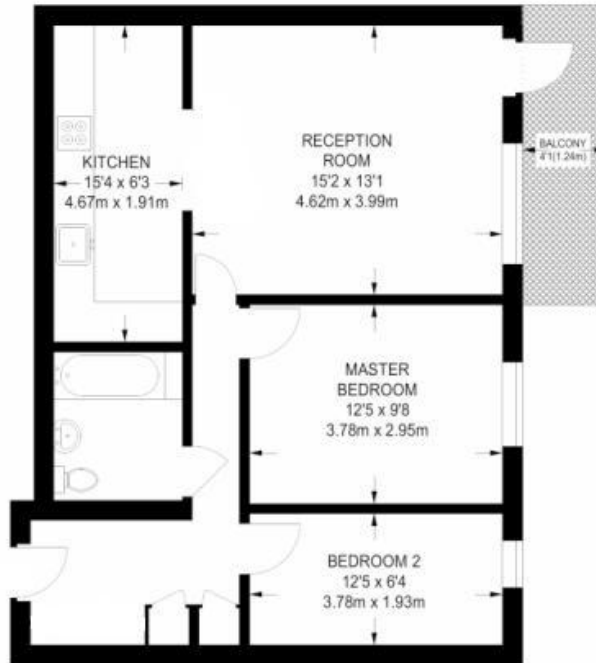
Tenure: Leasehold 84 Years Remaining ((Quote of £6000 to renew)

Location of Boiler: Kitchen

Age of Construction: 2004

Potential Rental Value: £1350 - £1400 PCM

Service Charge & Ground Rent: £116 Per Month



670 SQ FT / 62.2 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 