



Gareth Drive, London, N9 9GB

Offers Over £240,000



Nestled in the vibrant area of Gareth Drive, London, this charming top floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples looking for a modern home.

The flat features a large open plan living room that seamlessly integrates with a fitted kitchen, creating a perfect environment for both relaxation and entertaining. Natural light floods the space, enhancing the inviting atmosphere. A delightful balcony extends from the living area, offering a private outdoor retreat where one can enjoy a morning coffee or unwind after a long day.

Situated within walking distance of Edmonton Green and its train station, this property provides easy access to central London and beyond. The surrounding area is rich in local amenities, including shops, cafes, and parks, ensuring that all your daily needs are met within close proximity. Excellent bus links further enhance the convenience of this location, making commuting a breeze.

This flat is presented in excellent condition and is chain free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to downsize, this property is a fantastic choice for those seeking a blend of comfort, style, and accessibility in the heart of London. Don't miss the chance to make this lovely flat your new home.

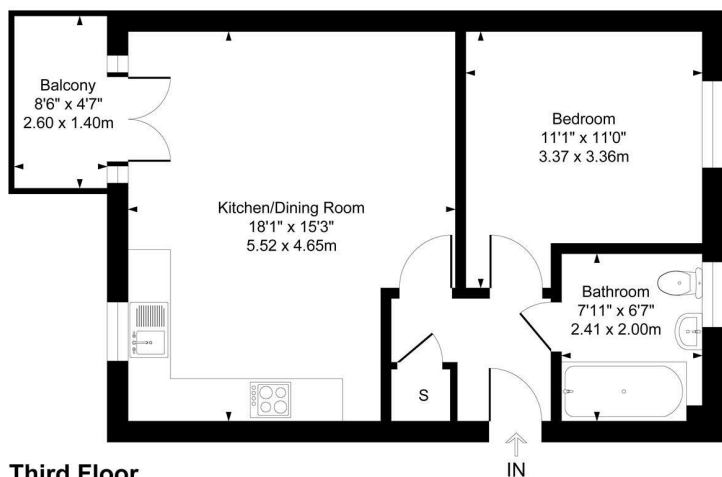
Lease length 105 years
Service charge 1827.17 per annum
ground rent 175 per annum

- Top floor one bedroom apartment
- South facing living room
- Open plan Kitchen & living room
- Generous size bedroom
- modern fitted bathroom
- Storage
- Allocated park space
- Close to Edmonton Green & Train station, excellent bus links
- Close to local Parks
- Chain Free

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 45.04 sq m / 485 sq ft



Third Floor

Illustration for identification purposes only, not in scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cole Harding

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk