



## Academia Way, London, N17 8HQ

£280,000



Nestled in the vibrant area of Academia Way, London, this charming top-floor one-bedroom flat offers a delightful living experience. Spanning 517 square feet, the property is in excellent condition throughout, making it an ideal choice for first-time buyers or those seeking a comfortable rental.

As you enter, you are greeted by a bright and airy open-plan living room that seamlessly blends with a newly fitted kitchen, perfect for both entertaining and everyday living. The space is enhanced by a lovely Juliet balcony, allowing natural light to flood in and providing a pleasant view of the surroundings. The newly fitted bathroom is modern and stylish, ensuring a refreshing retreat at the end of the day.

This flat also boasts ample storage with large cupboards, catering to all your organisational needs. Residents can enjoy the added benefit of communal gardens, providing a serene outdoor space to relax and unwind.

Conveniently located near White Hart Lane and Bruce Castle Park, this property is well-served by excellent bus links and local amenities, making daily life both easy and enjoyable. Whether you are looking to explore the local area or commute into central London, this flat offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this delightful property your new home.

Lease 108 years  
Service Charge £117.13 per month

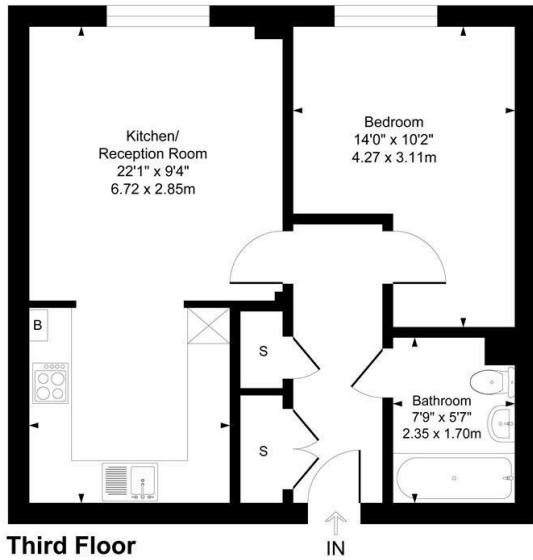
Vendor comments - great neighbours, there's a group chat for individual block (70-79) and the whole academia way street.  
- built noise proof, I can never hear my neighbours and vice versa  
- winter the flat stays warm so I've only put the heating on a handful of times since moving there in 2021  
- access to the station is a big one - takes me 5mins and then another 4 on the train to get to Seven Sisters

- Top floor flat
- New bathroom suite
- Modern fitted kitchen
- Open plan living room with Juliet balcony
- Large storage cupboards
- Bright & air throughout
- Large Bedroom with Juliet balcony
- Close to White Hart Lane
- Close to parks
- Close to amenities

### Viewing

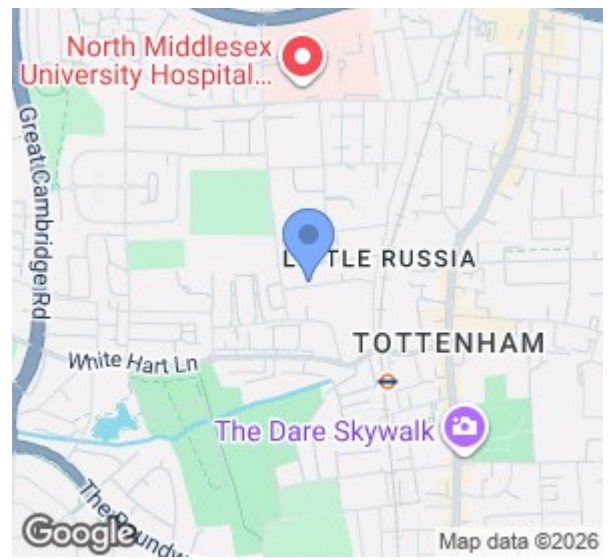
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 46.71 sq m / 503 sq ft

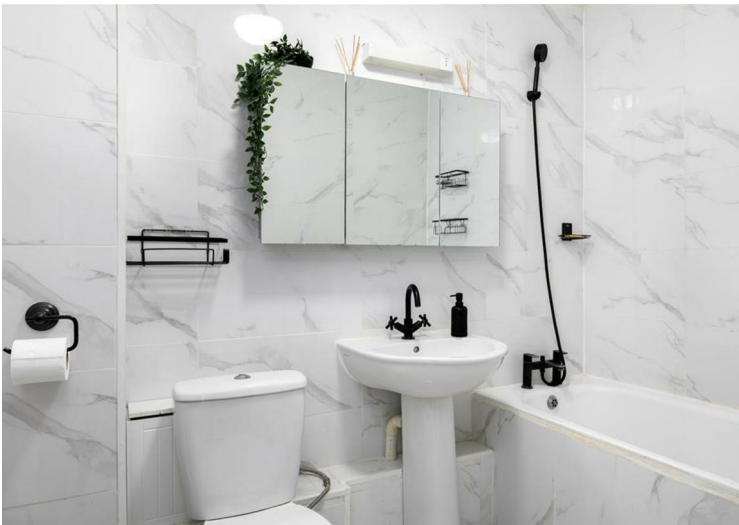


Third Floor

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	81	81
(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**

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