



## Folkestone Road, London, N18 2ER

**£220,000**



Nestled on Folkestone Road in London, this charming top floor one-bedroom flat offers a delightful living experience. The property boasts a bright and airy atmosphere, making it an inviting space to call home. With one reception room, the flat is perfect for both relaxation and entertaining guests.

The well-appointed bedroom provides a comfortable retreat, while the modern bathroom ensures convenience and style. One of the standout features of this property is the lovely roof terrace, which presents an ideal spot for enjoying the fresh air and taking in the views of the surrounding area.

Situated in excellent condition, this flat is ready for you to move in without the need for any immediate renovations. Its location is particularly advantageous, being in close proximity to Silver Street Station, which offers easy access to the wider London transport network.

This property is offered chain free, making the purchasing process straightforward and hassle-free. Whether you are a first-time buyer or looking to invest, this flat presents a wonderful opportunity in a vibrant part of London. Don't miss the chance to make this delightful flat your new home.

Lease 89  
Service charge £1212 p/a  
Ground rent £10

- One bedroom flat
- Top Floor
- Balcony/Roof terrace
- Excellent condition
- Modern Kitchen with large storage cupboard which could be an office
- Modern bathroom
- Storage
- Chain free
- Close to Silver Street Over ground

### Viewing

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



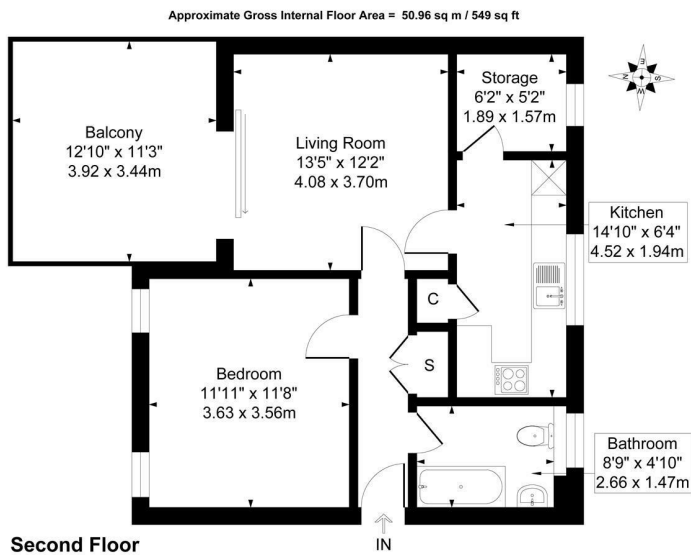
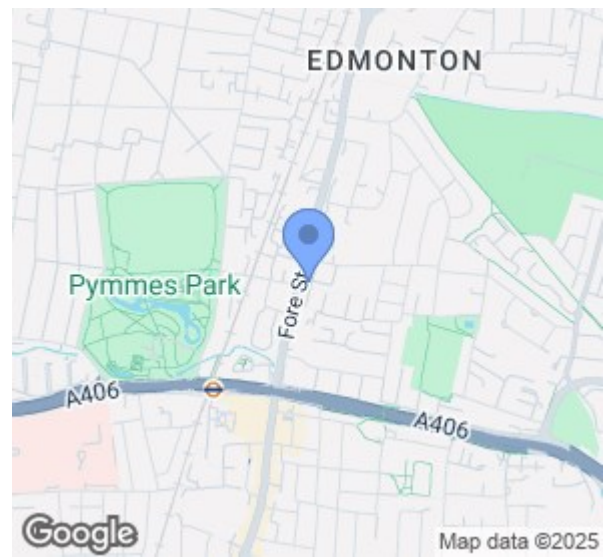


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	59	62
	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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