



## Academia Way, London, N17 8HE

£340,000



Nestled in the vibrant area of Academia Way, London, this splendid first-floor flat offers a delightful living experience. Boasting two generously sized double bedrooms, this property is perfect for individuals or small families seeking comfort and convenience. The flat is in excellent condition throughout, ensuring a move-in ready experience for its new occupants.

As you enter, you will be greeted by a bright and airy atmosphere, enhanced by the large living room that provides ample space for relaxation and entertaining. The separate kitchen is well-appointed, allowing for easy meal preparation and dining. One of the standout features of this property is the private balcony, where you can enjoy a breath of fresh air and take in the surrounding views.

Additionally, the flat comes with the added benefit of allocated parking, a rare find in London, making it easier for you to navigate the city. The property is chain-free, simplifying the buying process for prospective owners.

Conveniently located, this apartment is just a short distance from White Hart Lane Overground station, providing excellent transport links to the rest of London. Furthermore, it is in close proximity to local schools and amenities, making it an ideal choice for families and professionals alike.

In summary, this two-bedroom flat on Academia Way is a fantastic opportunity for those looking for a stylish and practical home in a thriving area of London. Don't miss your chance to make this charming property your own.

- Two bedroom modern apartment
- First floor
- Two double bedrooms
- Separate fitted kitchen
- Large living
- Private Balcony
- Allocated parking space
- Close to White Hart Lane Over Ground
- Chain Free

### Viewing

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

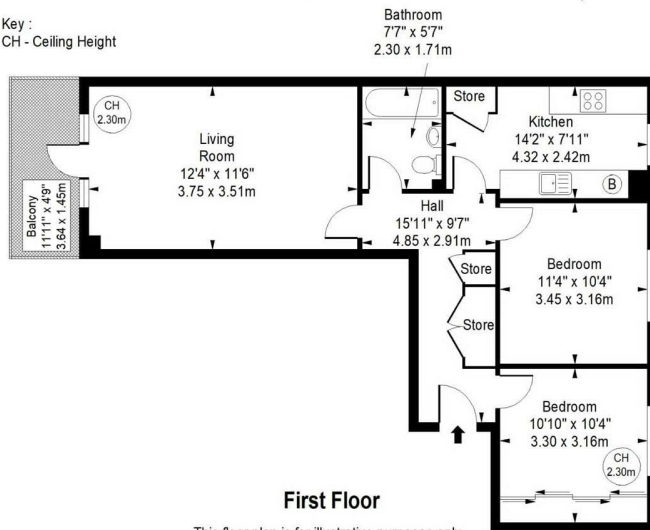


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Approximate gross internal area  
66.70 sq m / 718 sq ft

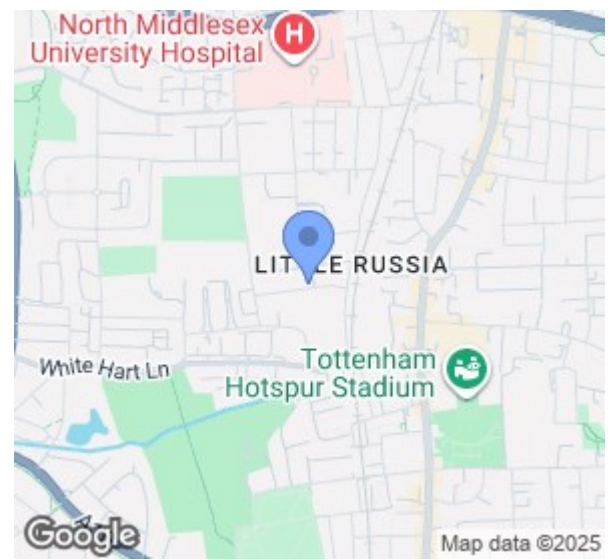


Key :  
CH - Ceiling Height



### First Floor

This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 83        |
| (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>                  | 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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