



## The Roundway, London, N17 7EQ

### £349,995

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Nestled in the vibrant area of Wood Green, this delightful two-bedroom flat on The Roundway presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Spanning an impressive 753 square feet, this modern apartment, built in 2004, is situated on the first floor, ensuring both convenience and comfort.

Upon entering, one is greeted by a bright and airy atmosphere that permeates the entire space. The large living room serves as the heart of the home, offering ample room for relaxation and entertainment, and it seamlessly extends to a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The fitted kitchen is both functional and stylish, catering to all your culinary needs.

The property boasts two generously sized bedrooms, providing plenty of space for rest and personalisation. The modern bathroom suite is well-appointed, ensuring a comfortable experience for residents and guests alike.

In addition to its appealing interior, the flat is in excellent condition, allowing for a smooth transition for new owners. Its prime location offers easy access to both Wood Green and Turnpike Lane tube stations, making commuting to central London a breeze.

This property is not just a home; it is a lifestyle choice, combining modern living with the convenience of urban amenities. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this flat is a remarkable find in a sought-after area.

Lease length 167  
Service charge £123.55 per month

- Two bedroom apartment
- First floor
- Private Balcony
- Lift
- Allocated Parking
- Modern Kitchen & Bathroom
- Long lease
- Close to Turnpike Lane & Wood Green tube station
- Close to excellent bus links
- Close to shops & good schools

### Viewing

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

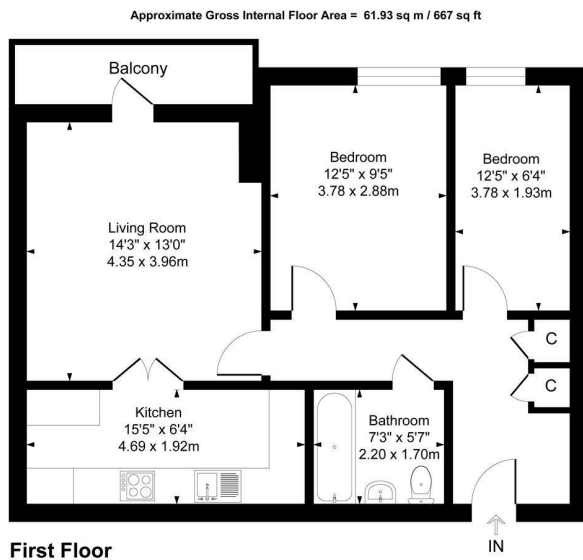
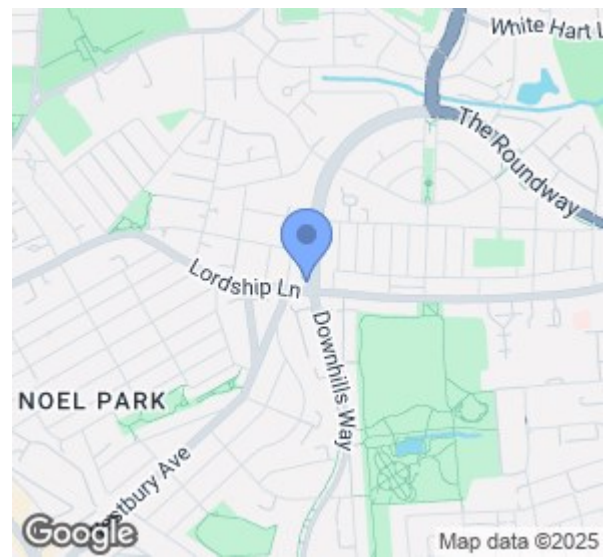


Illustration for identification purposes only, not in scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>83</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>                  | EU Directive 2002/91/EC |           |



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