



## Somerset Gardens, London, N17 8JX

Asking Price £250,000



Nestled in the charming Somerset Gardens on Creighton Road, this delightful one-bedroom flat presents an excellent opportunity for both first-time buyers and investors alike. The property is in good condition, offering a bright and airy atmosphere that is sure to appeal to those seeking a comfortable living space.

Upon entering, you will find a well-proportioned reception room that invites natural light, creating a warm and welcoming environment. The bedroom is thoughtfully designed, providing a peaceful retreat for rest and relaxation. The flat also features a modern bathroom, ensuring convenience and comfort for everyday living.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. The location is particularly advantageous, as it is situated close to White Hart Lane Overground station, making commuting to central London a breeze. Additionally, residents will benefit from nearby parks and local amenities, enhancing the overall lifestyle experience.

This one-bedroom apartment is an ideal choice for those looking to enjoy the vibrant community of North London while having easy access to transport links and recreational spaces. Do not miss the chance to make this lovely flat your new home.

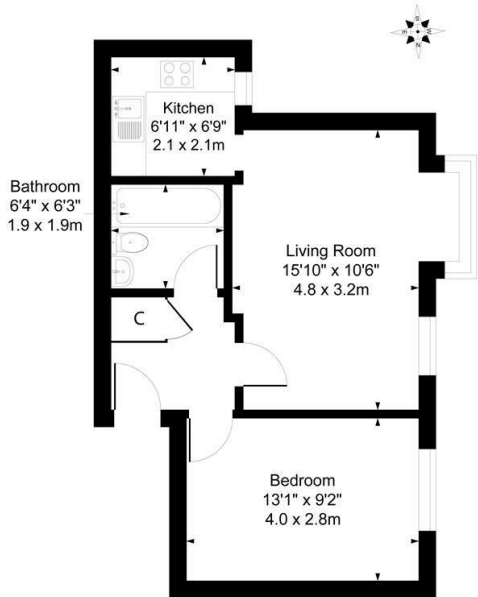
Lease is 153 years

- One bedroom apartment
- Second floor flat
- Good condition
- Bright & airy
- Parking
- Close to White Hart Lane
- Chain free
- No ground rent

### Viewing

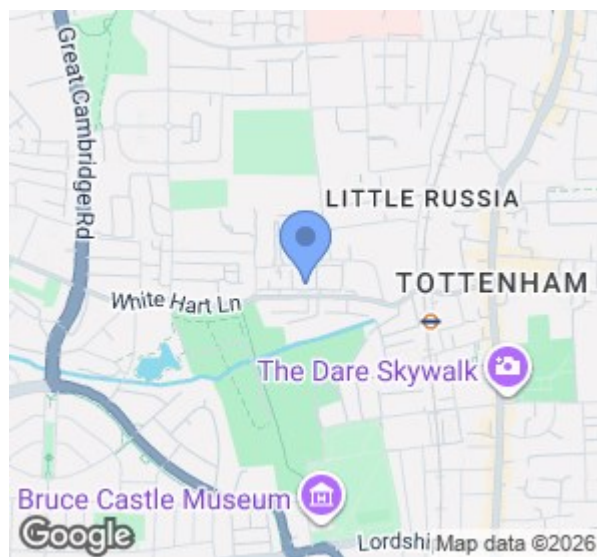
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 41.10 sq m / 442 sq ft



**Second 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
<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.

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