



## Watermill Lane, London, N18 1FA

£228,000



Nestled in the desirable Watermill Lane, London, this exquisite second-floor flat offers a perfect blend of luxury and comfort. Boasting one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a stylish urban retreat.

As you enter, you are greeted by a large open-plan living room that seamlessly flows into a modern fitted kitchen, creating an inviting space for both relaxation and entertaining. The bright and airy atmosphere is enhanced by the generous natural light that floods the room, making it a delightful place to unwind after a long day.

One of the standout features of this apartment is the expansive west-facing balcony, perfect for enjoying the evening sun or hosting gatherings with friends. The outdoor space adds a touch of tranquillity to city living, allowing you to savour the fresh air in the comfort of your own home.

This property also comes with the added benefit of allocated parking and secure lift access, ensuring convenience and peace of mind. Located within a gated development, you can enjoy a sense of security and community.

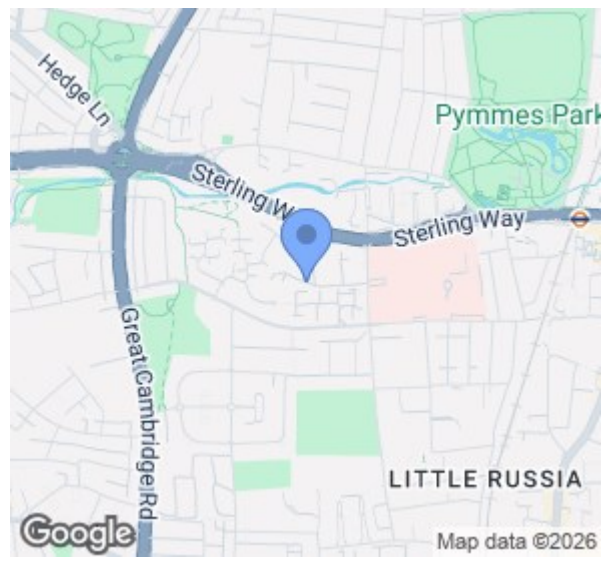
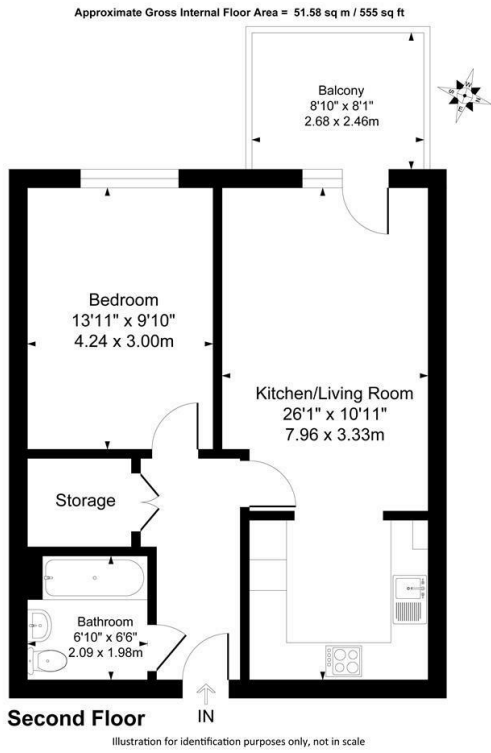
Being chain-free, this flat presents an excellent opportunity for a swift and hassle-free purchase. Whether you are a first-time buyer or looking to downsize, this luxury apartment on Watermill Lane is not to be missed. Embrace the vibrant lifestyle that London has to offer while enjoying the comforts of this stunning home.

New lease of 179 years

### Viewing

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

- Second floor one bedroom apartment
- Secure lift access
- Large living room
- Secure internal bike & buggy store with fob access
- Bathroom
- Large balcony West facing
- Allocated parking
- Gated development
- Chain Free
- New lease 179 years



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

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