COLE HARDING
ETHICS | PEOPLE | TRUST

# 1 Rowland Road, London, N17 7AW

## £525,000

3 2 1 B

Welcome to Rowland Road, London - a vibrant and sought-after location in the heart of the city. This stunning new build Apartment boasts a modern design and impeccable condition, perfect for those looking for a luxurious living experience.

As you step into this three-bedroom property, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The 1,076 sq ft of living space provides ample room for all your needs, whether it's creating a cosy reading nook or hosting a dinner party.

The highlight of this property is the south-facing balcony offering breathtaking views of the iconic London skyline. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the sights of this bustling city.

Lease 900 plus
Ground rent £300 per annum
Service charge £1700 Per annum

Convenience is key with this property, as it comes with a car parking space equipped with an electric charging point - perfect for eco-conscious individuals. Additionally, the long lease ensures peace of mind for years to come.

Located on the 3rd floor, this luxury apartment is a haven of comfort and style. Built in 2020, everything is in pristine condition, ready for you to move in and make it your own. With excellent travel links and being within the catchment area of top-rated schools, this property offers the perfect blend of city living and family-friendly amenities.

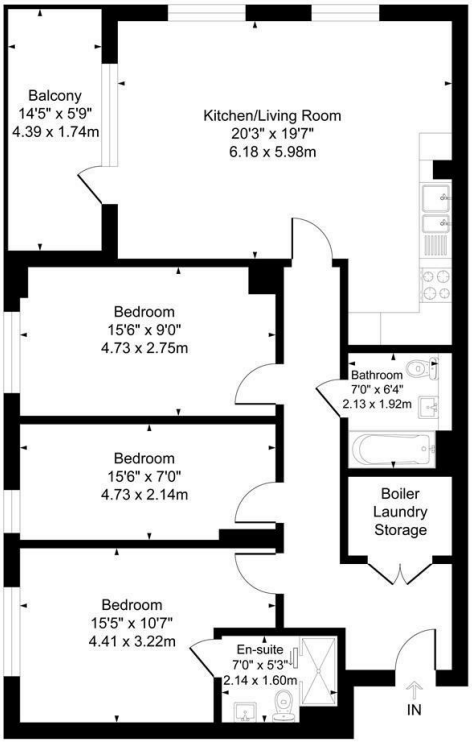
Don't miss out on this fantastic opportunity to own a piece of London luxury in a prime location. Contact us today to arrange a viewing and start envisioning your new life in this exquisite home on Rowland Road.

- Three Bedroom Apartment
- Large open plan living room and kitchening dining room
- South Facing Balcony with iconic views
- Car parking bay with electric car charging point
- Air purification system
- Bike Shed for residence
- Fitted appliances in kitchen, oven, hob and fridge
- Long lease (900 plus)
- Excellent travel links
- Good school catchments

## Viewing

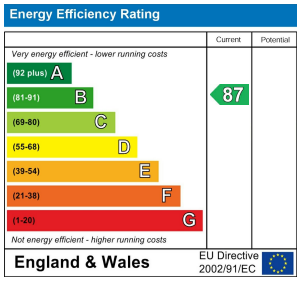
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 93.2 sq m / 1003 sq ft




**Third Floor**

Illustration for identification purposes only, not in scale



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**
11 Northumberland Park, London, N17 0TA
**T.** 0208 059 4444 | **E.** info@coleharding.co.uk