



Morpeth Walk, London, N17 0XH

£245,000



Welcome to this charming one-bedroom top floor flat located on Morpeth Walk in London. This property offers a delightful living space, perfect for individuals or couples seeking a comfortable home in a vibrant area.

As you enter, you will find a spacious reception room that seamlessly opens into a well-fitted kitchen, creating an inviting atmosphere for both relaxation and entertaining. The flat is in fair condition, providing a blank canvas for you to add your personal touch. The fully tiled bathroom is both practical and stylish, ensuring your daily routines are met with ease.

One of the standout features of this property is its prime location. It is within walking distance to Northumberland Park and White Hart Lane, offering you the chance to enjoy local parks and amenities. Additionally, the flat is chain-free, making the buying process smoother and more straightforward.

For those with a vehicle, the property also includes parking, a valuable asset in London. This flat presents an excellent opportunity for first-time buyers or investors looking to enter the property market in a desirable area.

Do not miss the chance to view this lovely flat and envision the possibilities it holds for you.

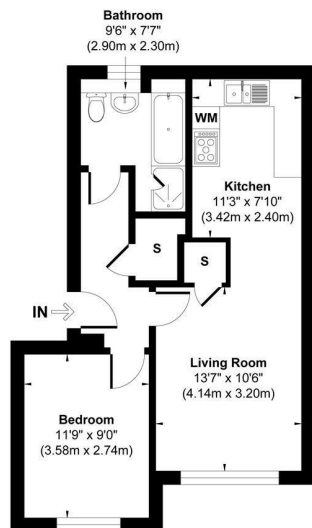
Lease is 100 years, Ground rent £10 per annum and service charge is £2146 approx per annum.

- Top floor one bedroom apartment
- Large living room
- Generous size fitted kitchen
- Storage
- Four piece bathroom
- Chain free
- Parking
- Close to Northumberland Park Overground
- Close to shops
- Close to bus links

Viewing

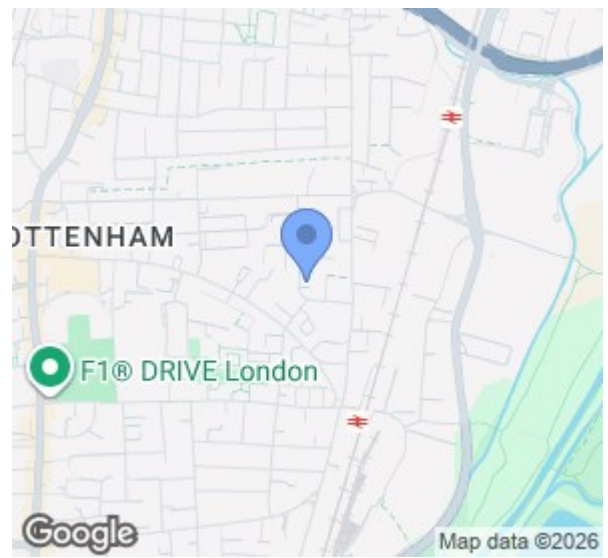
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approx. Gross Internal Floor Area 512 sq. ft / 47.61 sq. m



Second Floor

Illustration for identification purpose only, not to 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		
England & Wales	61	71
	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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