



1 Rowland Road, London, N17 7AW

£300,000

 1  1  1  B

***** Guide price £310,000-£320,000*****

Cole Harding is thrilled to present this amazing one bedroom first floor apartment.

The apartment boasts secure phone entry with camera visibility screen, large bright & airy open plan living room and fitted kitchen with integral appliances, which leads out to the balcony which has a south facing view of London, Dual access bathroom and large storage cupboards.

The building is approx 3 years old in a gated development, with local shops, and a lovely community. The property is easy accessible to the A10, Wood Green tube station, good schools and local parks.

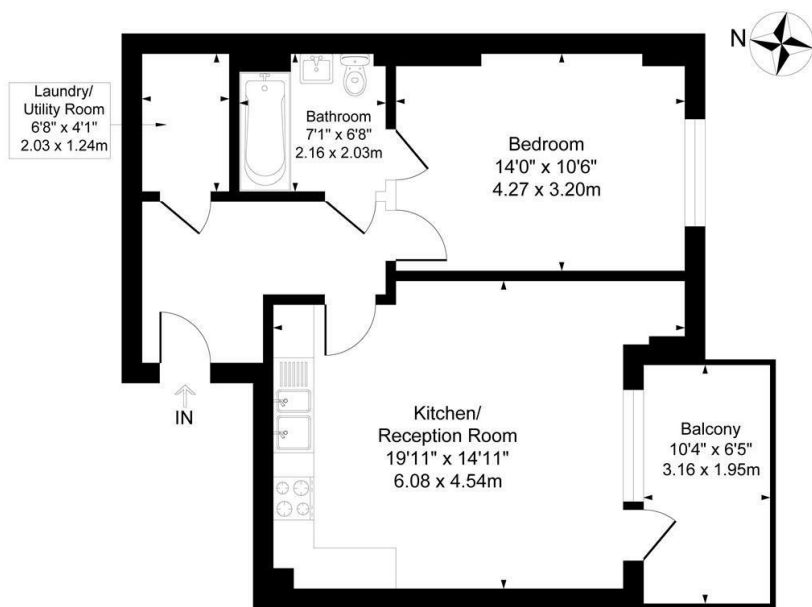
The lease is approx 997 years
Service charge £1,385 per annum
Ground Rent £400 (£200 twice a year)
Buildings insurance £502.81 per annum

- First floor apartment
- Bike Storage
- Excellent condition throughout
- Bright & airy
- Storage
- Long lease
- Chain free
- Close to amenities
- Excellant travel links

Viewing

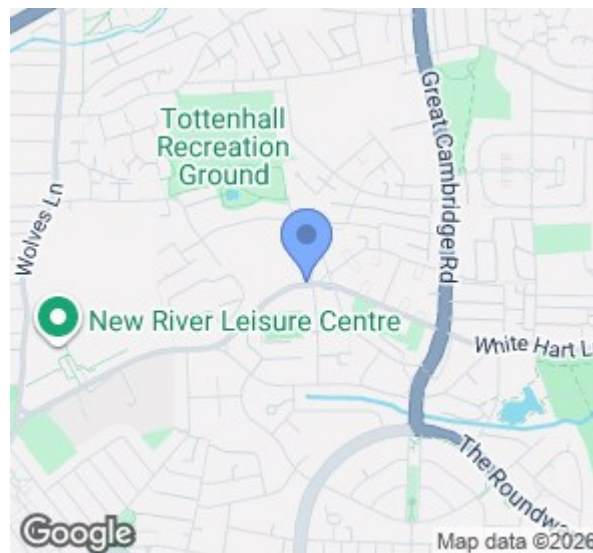
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 53.5 sq m / 576 sq ft

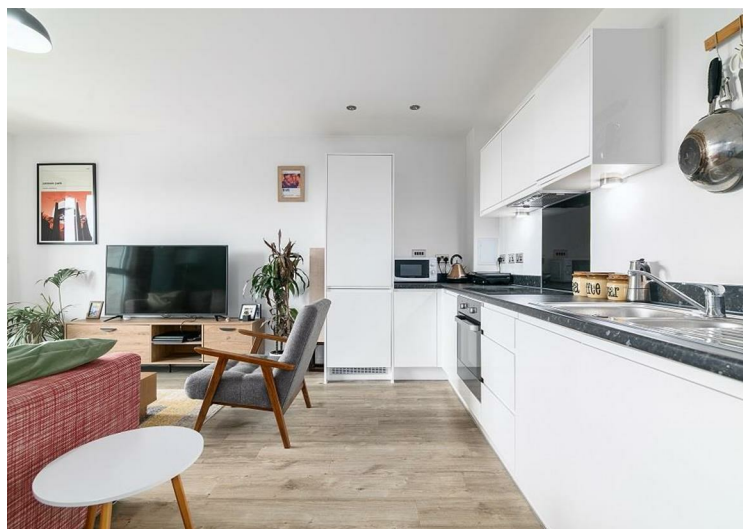


First Floor

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	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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