COLE HARDING
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2 Rowland Road, London, N17 7EL

£340,000

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Welcome to Rowland Road, London - a charming location that could be the perfect setting for your new home! This delightful flat, built in 2020, offers a modern living experience with a touch of elegance.

As you step into this first-floor apartment, you are greeted by a bright and airy space that is in amazing condition throughout. The property boasts 1 reception room, 1 bedroom, and 1 bathroom, providing ample space for comfortable living.

One of the highlights of this property is the private balcony that offers stunning westly views, perfect for enjoying a morning coffee or unwinding after a long day. Imagine watching the sunset from your own little oasis in the heart of the city!

Convenience is key with this flat, as it is located close to amenities, local parks, and excellent travel links, making it easy to explore all that London has to offer. Additionally, the property comes with a communal bike shed, ideal for those who enjoy cycling around the city.

With a long lease in place, you can settle into this new build property and make it your own. Don't miss out on the opportunity to call this lovely flat your home sweet home in London!

Lease 995
Ground rent £401 p/a
Service charge: £1,408.52
Annual Building insurance £489,14

- First floor Apartment
- Excellent condition
- Large open plan living room & Kitchen diner
- Private balcony
- Duel access to the bathroom (bedroom & hallway)
- Good storage
- Long lease
- Bike shed
- Excellent travel links to Wood Green tube & White Hart Lane
- Close to local amenities

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 621 sq. ft / 57.70 sq. m

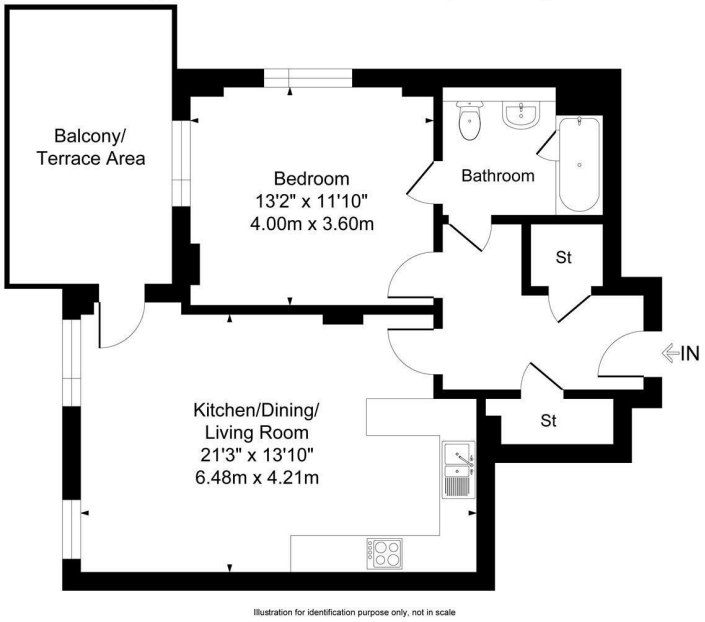
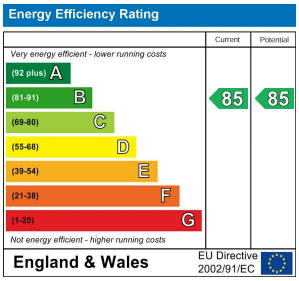


Illustration for identification purpose only, not in scale













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