



1 Scotland Green, London, N17 9GT

£300,000



Nestled in the heart of London at 1 Scotland Green, this charming flat offers a delightful blend of modern living and convenience. Spanning 513 square feet, the property features a welcoming entrance hall that leads to two generous storage cupboards, a contemporary three-piece family bathroom, and all principal rooms.

The standout feature of this home is the impressive open-plan kitchen and reception room. This space is designed for both cooking and entertaining, boasting a modern fitted kitchen complete with a peninsula island. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

The generous double bedroom is a tranquil retreat, equipped with fitted wardrobes and offering pleasant views over the well-manicured communal gardens, ensuring a peaceful outlook. Additionally, the property benefits from a south-facing private balcony, perfect for enjoying outdoor seating and soaking up the sun.

Further advantages include a long lease, low service charges, and the property being offered chain free, making it an attractive option for both first-time buyers and investors alike. The development is enhanced by attractive communal gardens and secure bike storage, catering to those who appreciate outdoor space and convenience.

Location is key, and this flat does not disappoint. It is conveniently situated close to several high streets, local amenities, parks, and schools. Excellent transport links are within easy reach, with Bruce Grove Station just 0.3 miles away on the Weaver line, and Tottenham Hale Station 0.6 miles away on the Victoria Line, providing direct access to National Rail services and the Stansted Express.

This property is a wonderful opportunity for anyone seeking a modern flat in a vibrant London location.

- Generous double bedroom, with fitted wardrobes and garden views
- Impressive open-plan kitchen/reception room with peninsula island
- Large three-piece family bathroom
- South-facing private balcony (additional 46 sq ft)
- Chain free, long lease and monthly service charge under £110
- Air filtration system and fully serviced heating interface unit (HIU)
- Energy Performance Certificate (EPC) rating B.
- Spacious one-bedroom first-floor apartment (513 sq ft)
- 30-minute journey times to the City and West End via Bruce Grove, Seven Sisters and Tottenham Hale stations

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 513 sq. ft / 47.70 sq. m

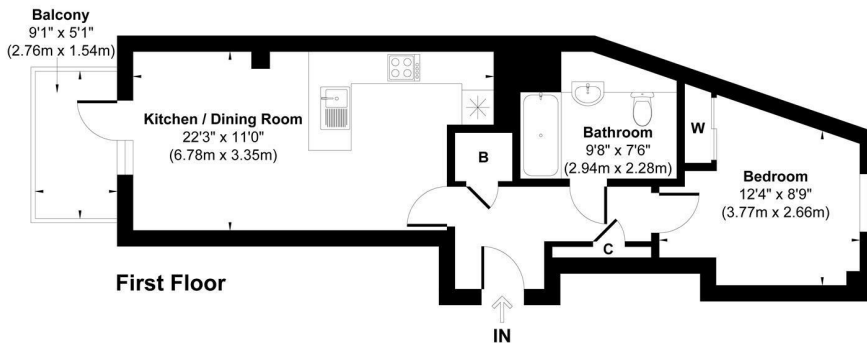
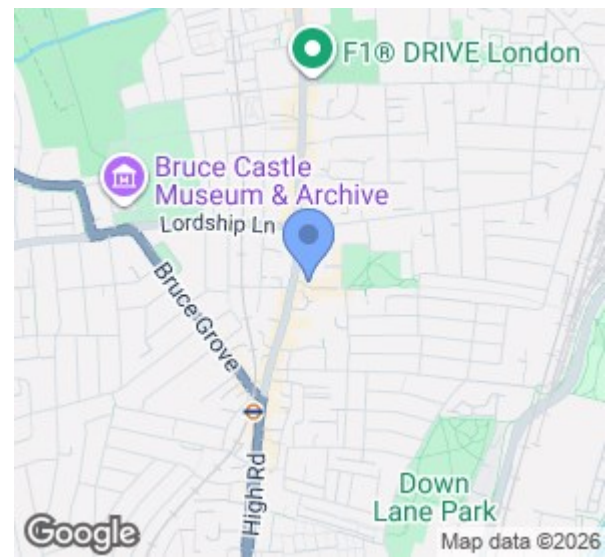
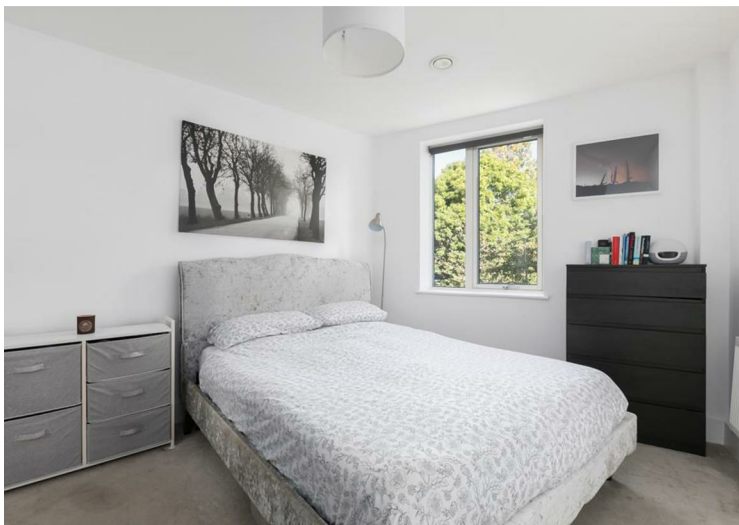


Illustration for identification purpose only, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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



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