COLE HARDING
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1 Rowland Road, London, N17 7AW

Offers Over £300,000

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**********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.

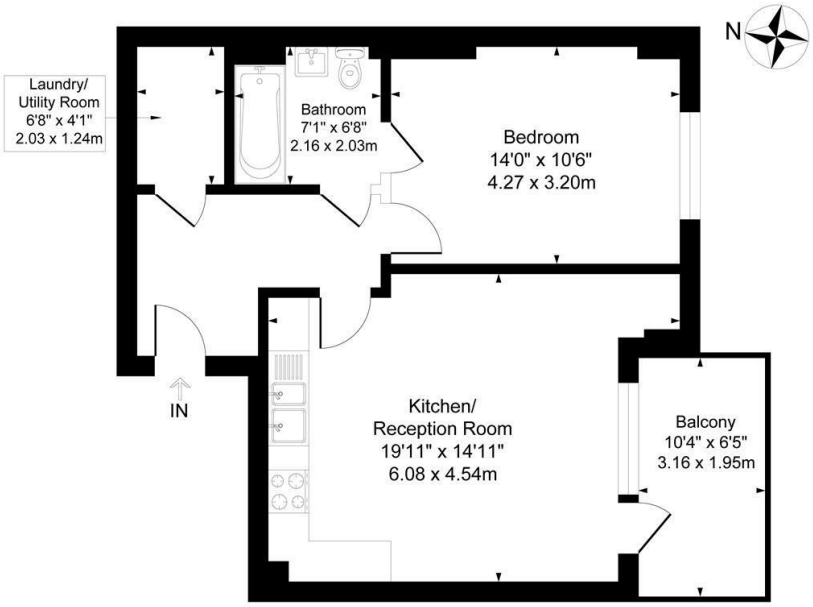
The lease is approx 997 years
Service charge £1,385 per annum
Ground Rent £400 (£200 twice a year)
Buildings insurance £502.81 per annum

- 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

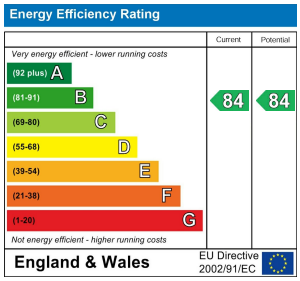
Approximate Gross Internal Floor Area = 53.5 sq m / 576 sq ft



First Floor

Illustration for identification purposes only, not in scale

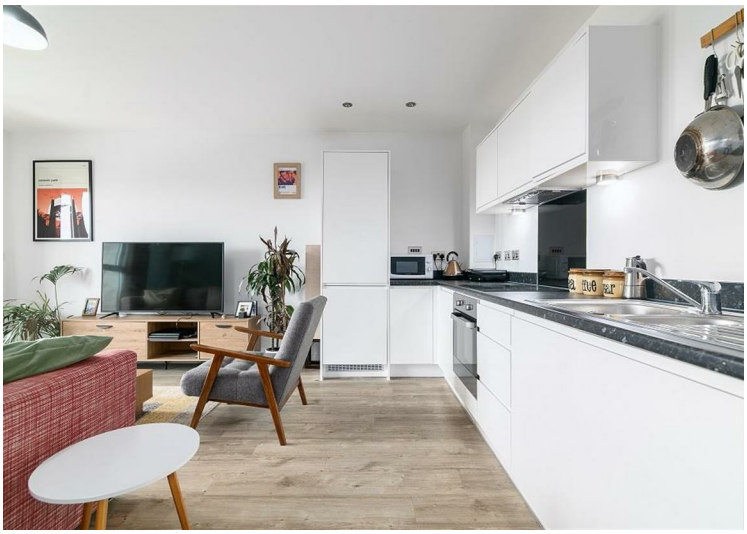












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Cole Harding
11 Northumberland Park, London, N17 0TA
T. 0208 059 4444 | **E.** info@coleharding.co.uk