



## 268B BOUNDARY ROAD

LONDON, N22 6AJ

£300,000

Nestled in the vibrant area of Boundary Road, London, this charming flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat in the heart of the city. The flat features a welcoming reception room, providing a delightful space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property is situated in a lively neighbourhood, with an array of local amenities, including shops, cafes, and parks, all within easy reach. Excellent transport links make commuting a breeze, allowing you to explore all that London has to offer.

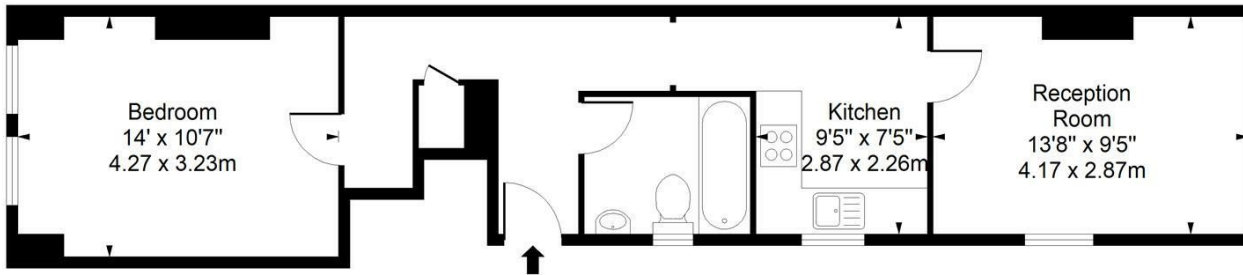
This flat presents a wonderful opportunity for those looking to embrace city living while enjoying the tranquillity of a well-appointed home. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed. Experience the charm of Boundary Road and make this flat your new home.



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## Boundary Road, N22

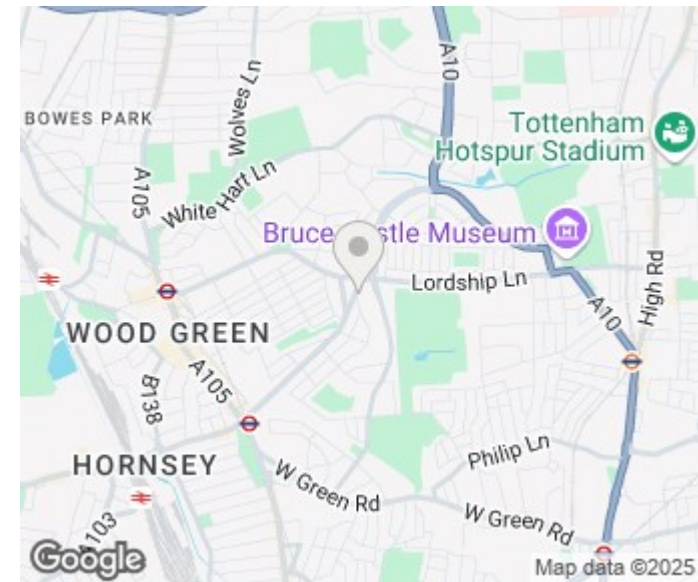
Approx. Gross Internal Area 500 Sq Ft - 46.45 Sq M



### Ground Floor

Floor Area 500 Sq Ft - 46.45 Sq M

For Illustration Purposes Only - Not To Scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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