

## Flora House, 11 Cromie Close, N13 4BF

£375,000

2 1

If you're looking for a ready to move-in, chain-free, 2-bedroom property that's very well located to a variety of shops, amenities, green space, and transport links; this could be the one for you!

### Floor Area

753 sq. ft.

### Tenure

Leasehold

### Service Charge

£2883.12 per annum

### Ground Rent

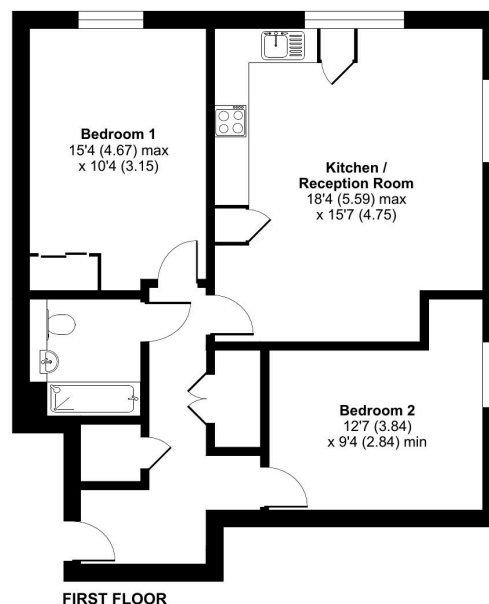
£100 per annum

- Excellent Location
- Chain Free, Empty, and Ready For Sale
- Attention First Time Buyers and Property Investors
- Gas Central Heating and EPC Rating of B
- A Wealth of Local Shops, Cafes and Restaurants on Your Doorstep
- 2 Double Bedroom Purpose Built Flat
- Allocated Parking
- Excellent Condition Throughout
- Close to Train and Tube Stations
- Walking Distance to an Abundance of Green Spaces



**Cromie Close, London, N13**

Approximate Area = 753 sq ft / 69.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		86	87
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Quali Chriqy exp. REF: 1217314