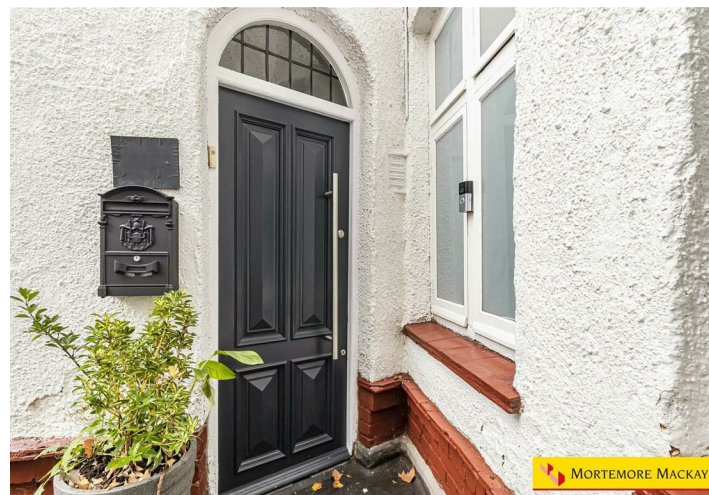




## THE GRANGEWAY, N21 2HD



**£330,000 Leasehold**

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM WITH DUAL ASPECT WINDOWS
- MODERN FITTED KITCHEN
- STYLISH BATHROOM
- COMMUNAL GARDEN
- CHAIN FREE

## Property Details

Placed in the vibrant area of The Grangeway, London, this charming first-floor maisonette offers a delightful blend of comfort and convenience. Perfectly positioned above the shops, this flat boasts a spacious reception room adorned with dual aspect windows, allowing natural light to flood the space and create a warm, inviting atmosphere.

The modern fitted kitchen/diner is a highlight, providing an ideal space for culinary enthusiasts to prepare meals and entertain guests. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space. The stylish bathroom adds a touch of elegance, ensuring that your daily routines are both comfortable and enjoyable.

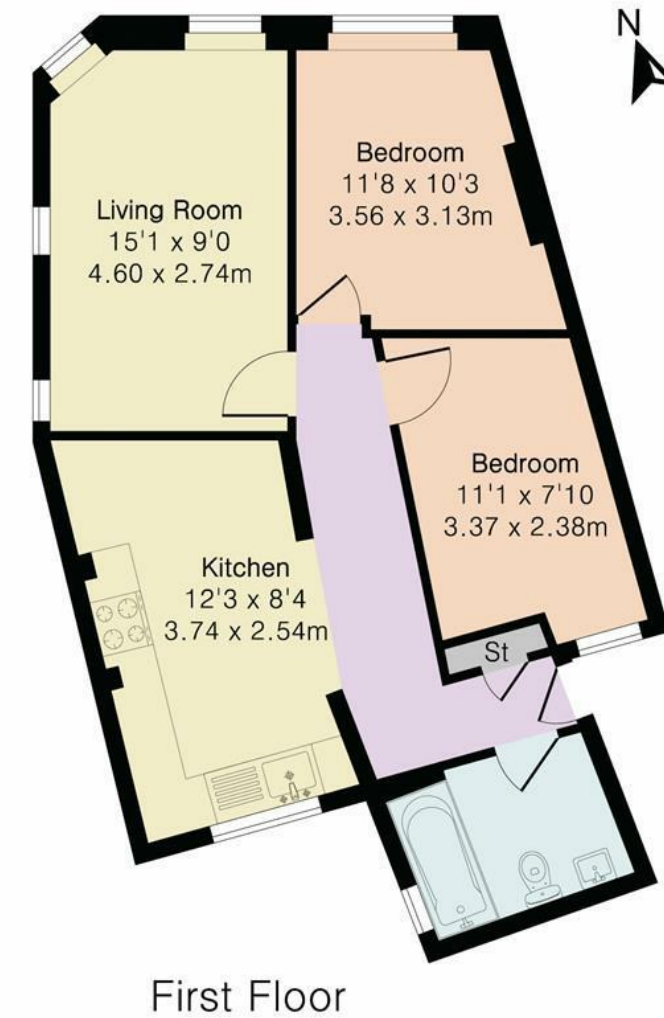
One of the key advantages of this property is that it is chain-free, making the buying process smoother and more straightforward. Residents can also take advantage of the communal gardens.

Conveniently located close to Grange Park station, this maisonette provides excellent transport links, making it easy to explore all that London has to offer. Whether you are commuting for work or enjoying a day out in the city, this location is ideal.

In summary, this flat on The Grangeway presents a wonderful opportunity for those seeking a stylish and practical living space in a lively area of London. With its modern amenities and prime location, it is sure to attract interest from a variety of buyers.



Approximate Gross Internal Area 585 sq ft - 54 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

