

LEASEHOLD - SHARE OF
FREEHOLD



Flat - Ground Floor

14 MERRIDENE, GRANGE PARK, LONDON, N21 1RD

Asking Price

£335,000

FEATURES

- Chain Free
- Stone's throw from Grange Park BR
- Garage-en-bloc
- Private Patio area
- Share of Freehold
- Ground Floor
- Residents Parking
- Direct access to Communal Gardens



RASH & RASH

1 Bedroom Flat - Ground Floor located in London

A delightful one bedroom ground floor apartment ideally located moments from Grange Park Station, shops, and charming local restaurants. Offered chain free.

Set within a well maintained purpose built development, this lovely flat offers comfortable living space. The property is accessed via a secure entryphone system and welcoming communal hallway. Inside, you'll find a bright reception room with direct access to a private patio, which opens onto beautifully kept communal gardens.

There is a modern fitted kitchen, a modern bathroom, and a spacious double bedroom with fitted wardrobes.

Further benefits include residents' parking, a private garage, and the superb location — just a short stroll from Grange Park Station (offering regular services into Moorgate and central London), as well as nearby Winchmore Hill's cafés, boutiques, and green open spaces such as Grovelands Park.

This charming property is ideal for first-time buyers, downsizers, or investors. Priced to sell!

Call us on

02088822828

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<https://www.rashandrash.com/>

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
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 are advised to recheck the measurements.

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