



**Cottage
Fields**

79 Swaythling Close
 , London, N18 2QQ
Asking Price £280,000

GREAT INVESTMENT OPPORTUNITY. Cottage Fields welcomes you to this charming two-bedroom flat with a Virtual Freehold boasting a 900plus Year lease, nestled in the heart of Edmonton, a sought-after location known for its vibrant community and convenient amenities. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for professionals, couples, or small families. The flat is in excellent condition, ensuring that you can move in with ease and start enjoying your new home right away.

The spacious living area is the heart of this flat, boasting abundant natural light that enhances the warm and inviting atmosphere. The open-plan design seamlessly connects the living room to the contemporary kitchen, which is fully equipped with appliances and ample storage space. This layout is cozy for a two-bedroom flat and for culinary needs. The neutral decor throughout provides a versatile backdrop, allowing you to add your personal touch.

EPC rating D.

Both bedrooms are generously sized, offering plenty of space for relaxation and storage. The principle bedroom features a large window that adorns the room with light, while the second bedroom can easily serve as a guest room, home office, or child's room, depending on your needs. The modern bathroom is well-appointed, with stylish fixtures and fittings that complement the overall aesthetic of the flat.

Location is key, and this property does not disappoint. Situated close to several Stations, including easy access to public

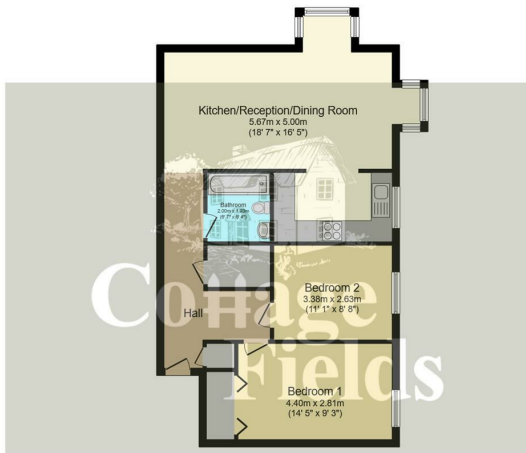
- Share of Freehold (900 year lease)
- No Ground Rent
- Service Charge under £1600 per annum
- Two Good Commuter Routes
- Short distance to Local BR Stations, with links to Central London
- Allocated Parking
- Local Amenities short distance away

Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Floor Plan
Floor area 71.8 m² (773 sq.ft.)

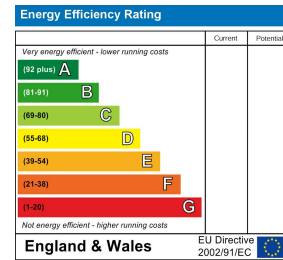
TOTAL: 71.8 m² (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Area Map



Energy Efficiency Graph



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