



LEASEHOLD

Flat - Ground Floor

# FLAT 3 BUTTERCUP COURT, 21 LINDEN WAY, LONDON, N14 4LY

Asking Price

# £390,000

## FEATURES

- Chain Free
- 711 Sq.ft
- Modern Bathroom
- Residents Parking Space
- Ground Floor
- Two Bedrooms
- Open Plan Kitchen Living
- Direct access to Communal Gardens



# RASH & RASH

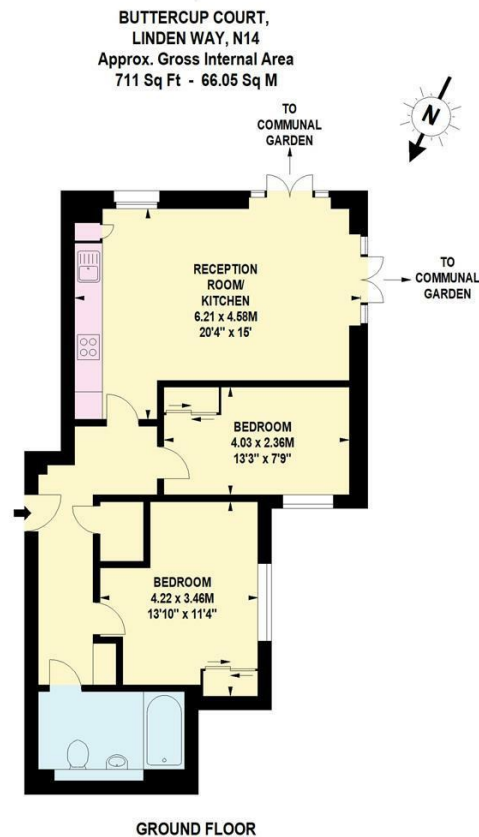
# 2 Bedroom Flat - Ground Floor located in London

Welcome to this charming ground floor flat located in the desirable Buttercup Court on Linden Way, London, N14. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

The spacious kitchen and reception room serves as the heart of the home, providing a warm and inviting atmosphere with French doors opening directly into the communal gardens. The flat boasts two good sized bedrooms and a modern family bathroom.

The flat is thoughtfully designed to maximise space and light, creating a welcoming environment throughout. The ground floor location adds to the convenience, allowing easy access without the need for stairs. Additionally, the property includes parking for one vehicle, a valuable benefit.

Situated in a friendly neighbourhood, this flat is within a short 0.6 miles to both Southgate and Oakwood underground stations, close to local bus routes, local amenities and excellent primary and secondary school catchments. Whether you are looking to enjoy the vibrant city life or seeking a peaceful retreat, this property is one to consider.



Call us on

**02088822828**

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

**Council Tax Band**

**E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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