

ASKING PRICE

£375,000

Blackwell Close

London, N21 1UL

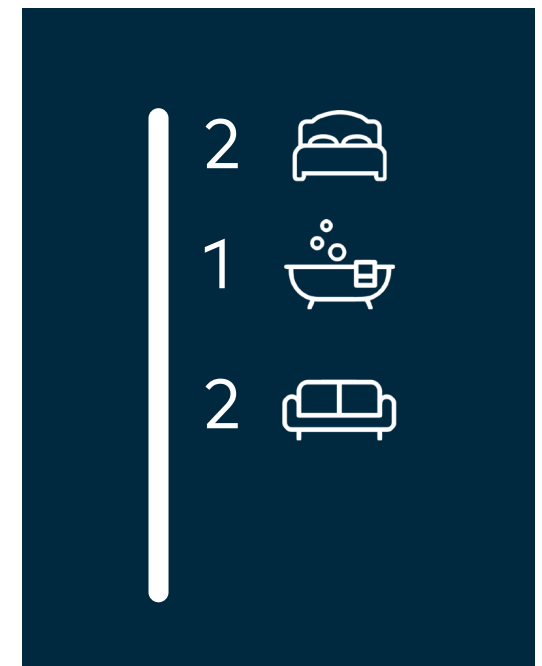
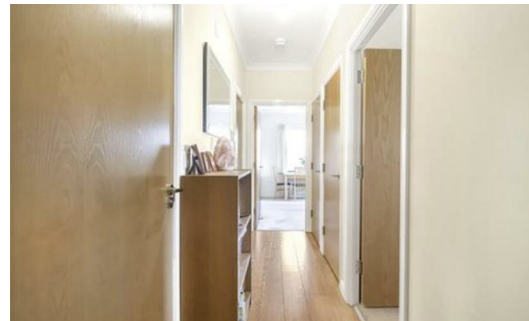
## PROPERTY SUMMARY

Welcome to this charming flat located in the desirable area of Blackwell Close, London. This modern property, built in 2007, offers a comfortable living space of 678 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

Upon entering, you will find a spacious reception room that serves as the heart of the flat, perfect for relaxation or entertaining guests. The property boasts two generously sized bedrooms, each providing ample space for furnishings and personal touches. The two large bathrooms are a significant advantage, ensuring convenience and privacy for all occupants.

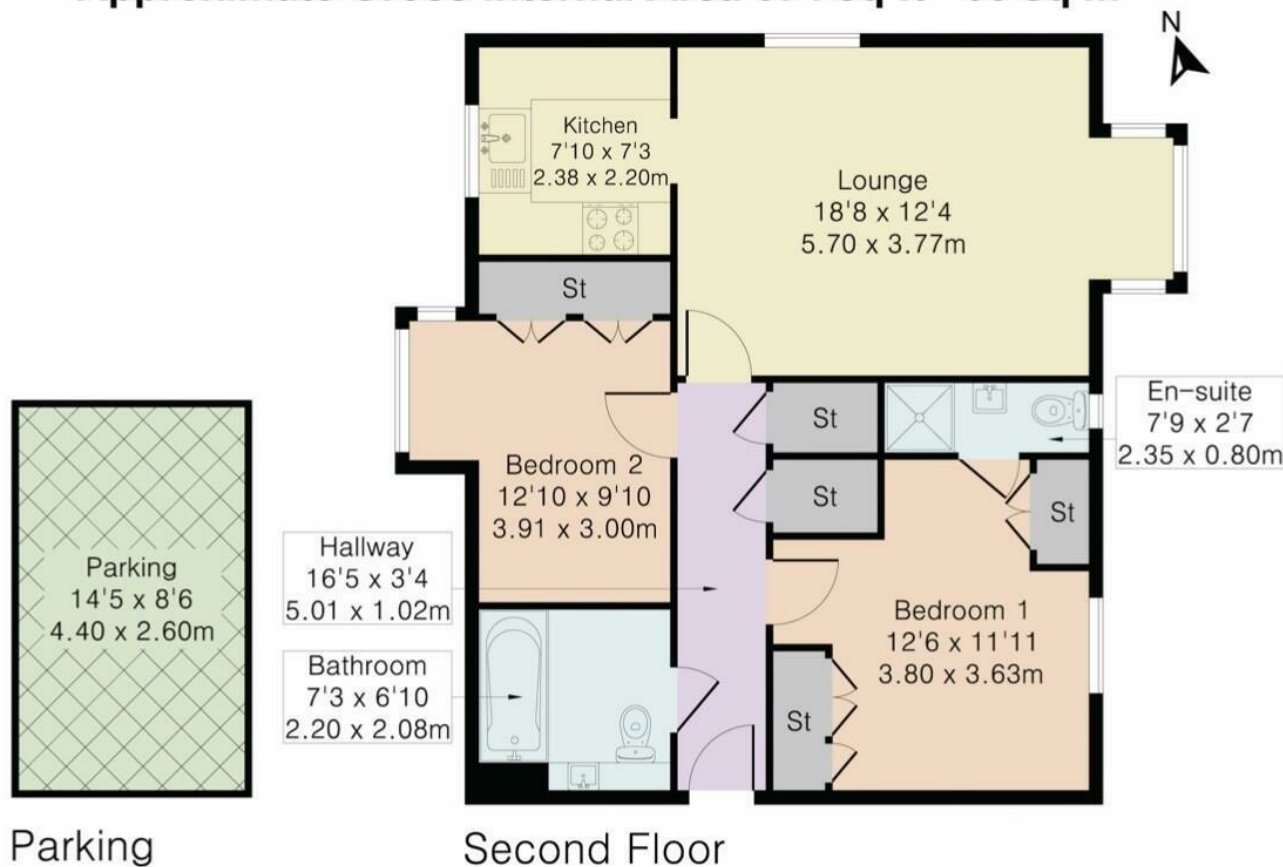
In addition to its well-designed interior, this flat comes with the added benefit of allocated parking, making it easy for residents and visitors alike. There are also designated visitor spaces available, enhancing the accessibility of the property for guests. For those in need of extra storage, the loft storage space offers a practical solution for keeping your belongings organised and out of sight.

Situated in a vibrant area of London, this flat is well-connected to local amenities and transport links, making it a perfect base for city living. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy a modern lifestyle in a sought-after location. Do not miss the chance to make this delightful flat your new home.





## Approximate Gross Internal Area 674 sq ft - 63 sq m



LOCAL AUTHORITY

TENURE  
Leasehold

EPC RATING  
E

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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/tenants are advised to recheck the measurements.

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ESTATE AGENTS

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