



Silver Birch Close, London – N11

£240,000 Leasehold

A one-bedroom ground-floor flat, set within a well-maintained purpose-built block and offered to the market chain-free. The property is in good condition throughout, making it an ideal choice for first-time buyers, downsizers, or investors. The property consists of a spacious living area, a separate kitchen that is well-appointed with ample storage and worktop space, a double bedroom and a modern bathroom.

Outside, the property benefits from well-kept communal gardens, and residents' parking is available (subject to permit). The block is conveniently located within easy reach of local shops, cafes, and public transport links, with great connections to the wider area.

Lease: Approx. 160 years remaining.

Ground Rent: £195 per annum

Council Tax band: C

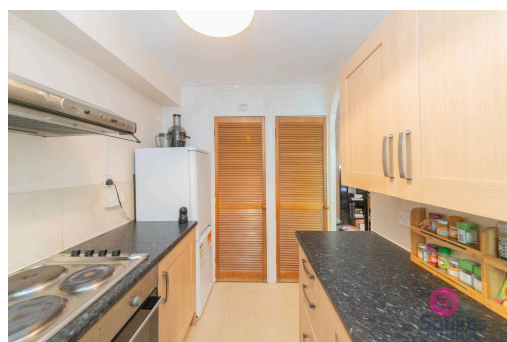
Tenure: Leasehold

EPC Energy Efficiency Rating: C

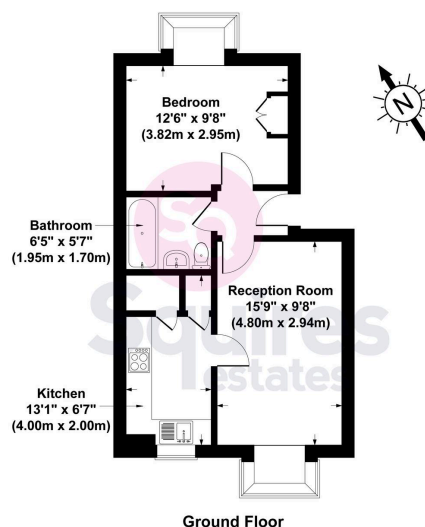
EPC Environmental Impact Rating: C



- One bedroom
- Ground floor
- Purpose built block
- Chain free
- Good condition



Silver Birch Close N11 3NW
Gross Internal Area 452 sq ft / 42 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.