

1 THE ROUNDWAY

LONDON, N17 7EQ

£295,000
LEASEHOLD

A beautifully presented one-bedroom apartment with a large private balcony and secure allocated parking, set on the third floor of a modern purpose-built development. Offering approximately 485 sq. ft. (45 sq. m.) of well-proportioned internal accommodation, this bright and spacious home is ideal for first-time buyers, professionals or investors alike. The property is offered in excellent decorative order throughout and combines practical living with the convenience of modern apartment living.

Internally, the apartment comprises a generous dual-aspect reception room with direct access to a superb private balcony measuring approximately 16'6 x 8'1, providing an excellent space for outdoor dining or relaxing. A separate fitted kitchen offers ample worktop and storage space, while the impressive double bedroom measures over 14 ft in length and comfortably accommodates a range of bedroom furniture. There is also a modern three-piece bathroom suite, a

DouglasPryce

The Roundway, N17



Approximate Internal Area

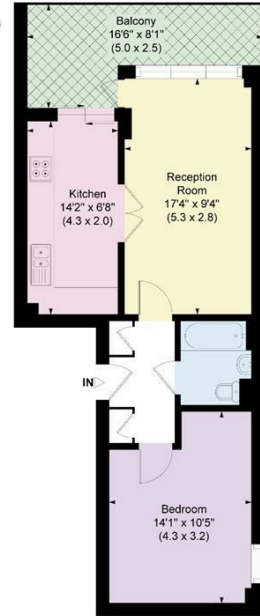
485 sq ft/ 45 sq m

Outside Area

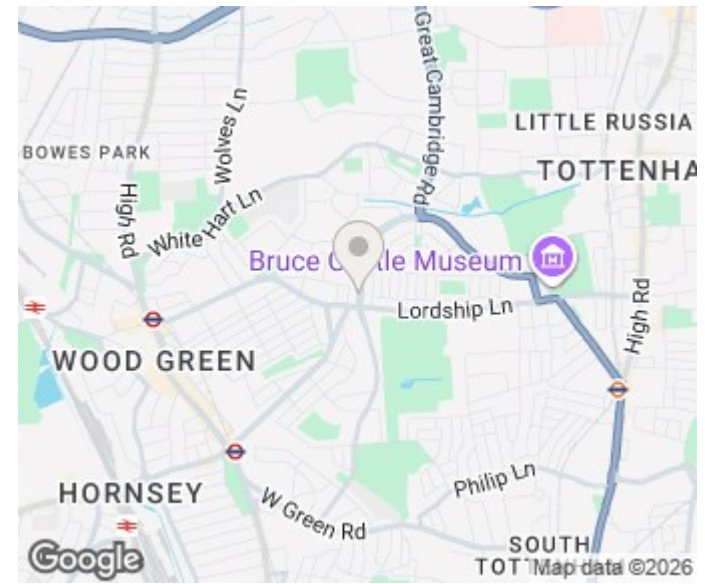
135 sq ft/ 12 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Reduced head height below 1.5m



Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(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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