



1 THE ROUNDWAY

LONDON, N17 7EQ

£325,000
LEASEHOLD

AVAILABLE FOR OFFERS IN EXCESS OF £325,000 Positioned on the fifth floor of a well-kept contemporary development, this attractive two-bedroom apartment at 1 The Roundway offers around 711 sq ft of well-designed space and has been tastefully updated to a high standard. The flat benefits from a generous and light-filled reception room which opens directly onto a private balcony, creating a pleasant space to unwind or enjoy a morning coffee. The overall layout is efficient and practical, maximising the available space throughout the apartment. Further advantages include lift access within the building, a designated parking space, and EWS1 certification, providing added reassurance for both buyers and mortgage lenders. The service charge is also particularly inclusive, covering both water usage and the building's insurance.

The property is ideally situated approximately 0.7 miles from Turnpike Lane Underground Station, offering convenient access to Central London via the

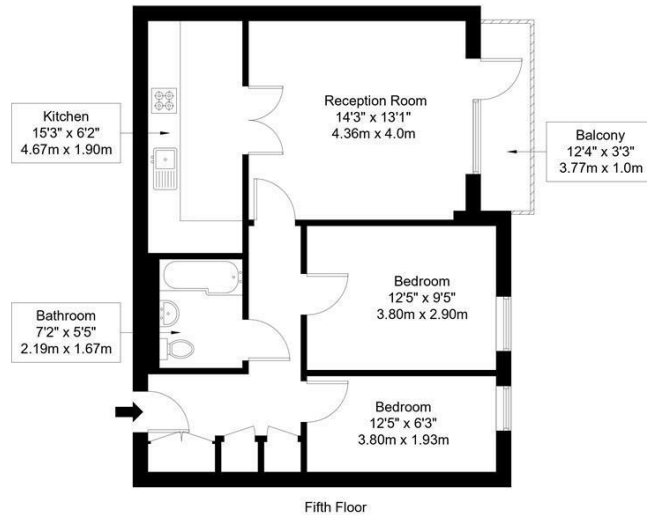
DouglasPryce

The Roundway, N17 7EQ

Approx Gross Internal Area = 62.3 sq m / 670 sq ft

Balcony = 3.77 sq m / 41 sq ft

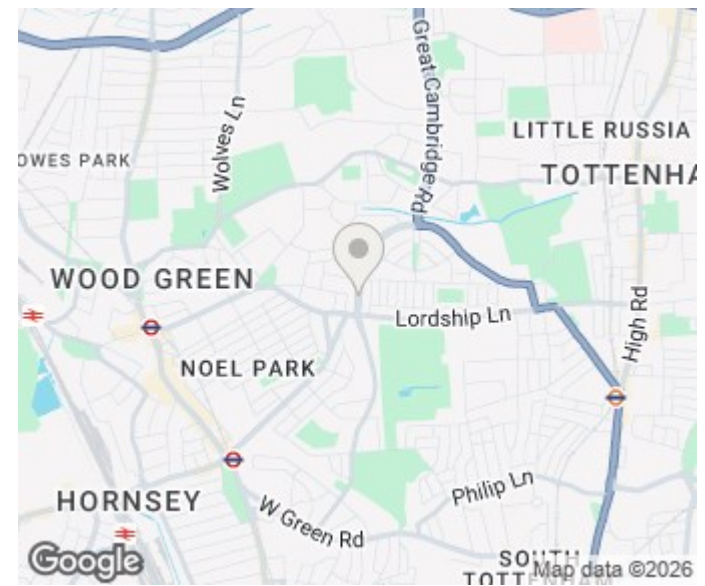
Total = 66.07 sq m / 711 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

Sales
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce