



Creighton Road, London, N17 8SH Offers In Excess Of £300,000



Cole Harding welcomes this charming two bedroom ground floor flat near White Hart Lane Overground station. Features open-plan living, family bathroom with double shower, ample storage, two double bedrooms with built in wardrobes and a master bedrooms with ensuite. The property includes two parking spaces and is impeccably maintained.

We believe this apartment is the large's within this popular development and is an ideal first purchase for a single person or a couple getting on the property ladder.

Lease length 106
service charge is £195 per month (approx. £2350 per year)
Ground rent £200

Vendors comments " We are a couple in our thirties, who have lived in the property for 6 years. Sadly we are moving out of London and towards Oxford for work; we have loved living in this flat, it is very convenient for access into Central London, and is close to all the local amenities that we need. We walk daily to Bruce Castle Park, along with the lake nearby, and there are a few nice pubs near the park to enjoy in the summer. We also have an allotment at Creighton Road Allotments, which is a 3 minute walk away, and has a friendly community which we enjoy being part of. Somerset Hall has always had friendly residents, mainly families. We are part of a WhatsApp group of local residents, and there are also plans in 2024 to form a residents' committee along with the other Somerset Hall buildings".

- Two Bedroom Apartment
- Ground floor
- Large open plan living area
- Open plan fitted kitchen and dining area
- Double bedrooms
- Ensuite to master bedroom
- Family bathroom with double shower
- Long Lease Parking
- Close to White Hart Lane Over Ground
- Excellent travel links into Central London

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 70.7 sq m / 761 sq ft

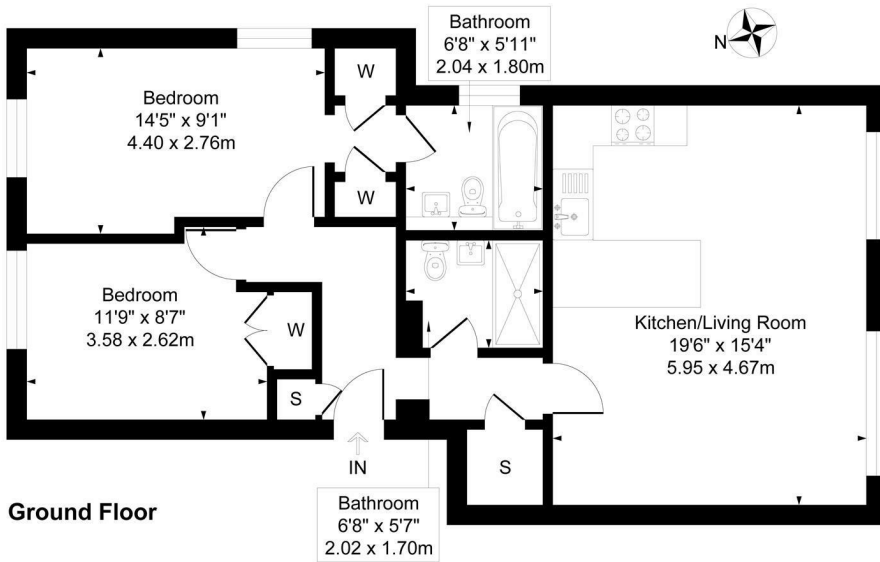


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	73
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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