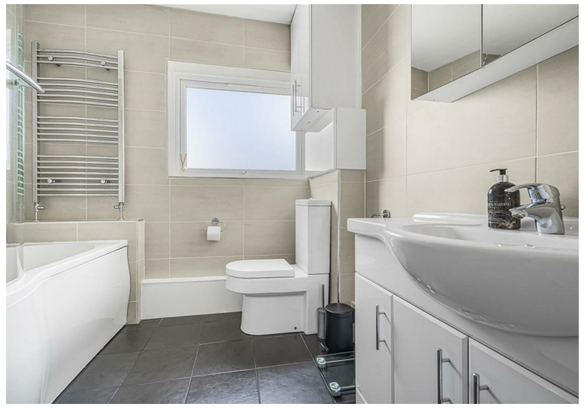
# MAPLIN CLOSE, N21 1NB



## £375,000 Leasehold - Share of Freehold

- CHAIN FREE
- TWO BEDROOMS
- FAMILY BATHROOM
- COMMUNAL GARDENS
- SHARE OF FREEHOLD
- DUAL ASPECT LIVING ROOM
- KITCHEN
- GARAGE
- LIFT TO ALL FLOORS
- EXCELLENT SCHOOL CATCHMENT

naea | propertymark PROTECTED

These details are not guaranteed correct, nor do they form part of any contract.

19 The Grangeway Grange Park London N21 2HD Telephone: 020 8360 9873
Fax: 020 8360 6513 E-mail: info@mortemoremackay.co.uk Iris Mortemore FNAEA

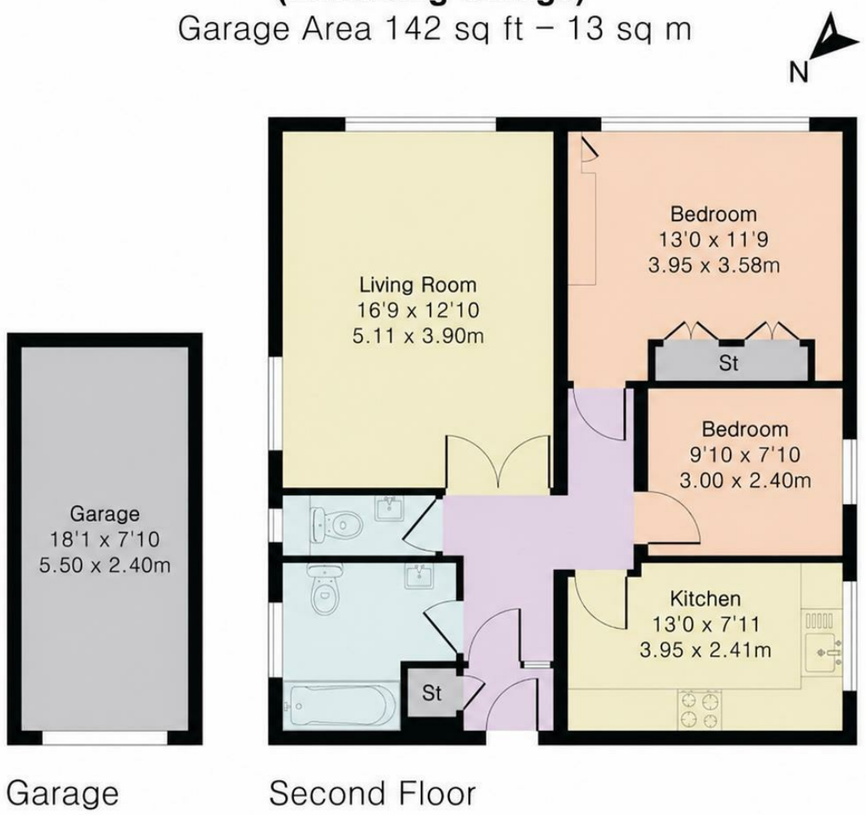
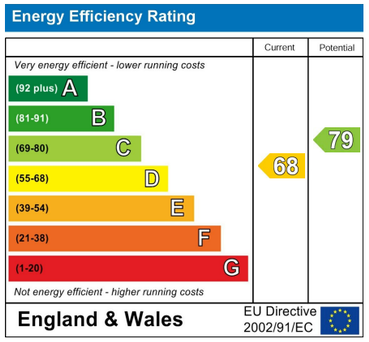
## Property Details

Situated within a highly sought-after and well-maintained development, this bright and spacious two-bedroom second-floor purpose-built apartment is offered to the market chain free and benefits from a share of freehold with an impressive 983 years remaining on the lease. The property enjoys a convenient location close to excellent local amenities, transport links and some of the area's most highly regarded schools.

Accessed via a secure communal entrance with entryphone system and lift service to all floors, the apartment opens into a welcoming entrance hall providing access to all principal rooms. The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from extensive fitted wardrobes, a modern family bathroom and an additional guest cloakroom.

A particular feature of the property is the impressive 16'9 dual-aspect living and dining room, flooded with natural light from windows to both the side and rear aspects, creating a bright and airy living space ideal for both relaxing and entertaining. The separate fitted kitchen is well-appointed with a range of attractive oak-effect shaker-style wall and base units, ample work surfaces, breakfast bar, integrated double oven, gas hob with extractor hood, and space for both a washing machine and dishwasher.

Further benefits include full double glazing throughout, gas central heating, residents' permit parking and a garage en-bloc, offering valuable additional storage and secure parking.

The property is ideally located within easy reach of local shops, Grange Park and Winchmore Hill mainline stations and Southgate Underground Station.. The flat is situated within the catchment area for the highly regarded Eversley Primary School, Merryhills Primary School, Grange Park Primary School and Highlands Secondary school.

**Approximate Gross Internal Area 744 sq ft - 69 sq m**
**(Excluding Garage)**
Garage Area 142 sq ft – 13 sq m