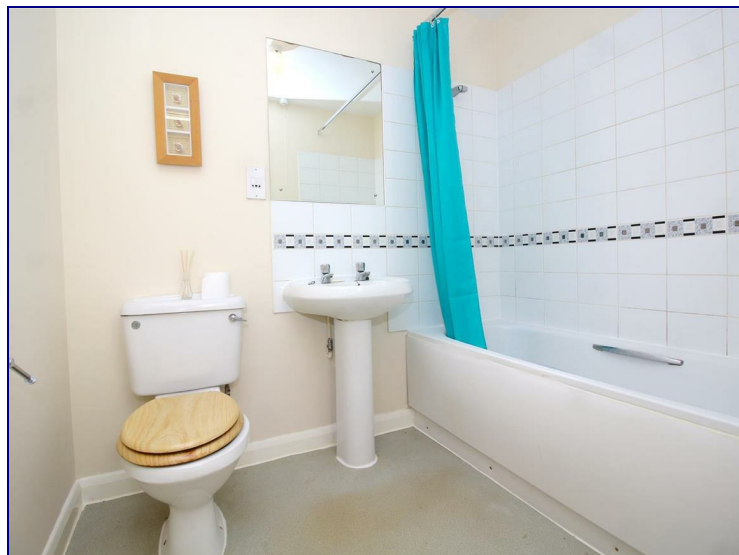


The Roundway, London, N17 7EQ



£1,138

RENT TO BUY SCHEME AVAILABLE

Kings Group are delighted to present this one bedroom purpose built flat within an excellent location bordering Wood Green and within close proximity to Wood Green Underground Station. The larger than average property is situated on the ground floor and benefits from a spacious light and airy lounge, modern fitted kitchen, well apportioned three piece family bathroom, double bedroom and plenty of storage space throughout. The property comes with allocated parking with access through a secure gate into the development.

Situated on the borders of Wood Green, the property is within close proximity to Wood Green and the surrounding areas with trains going into Central London via the Piccadilly Line, and excellent bus routes to Tottenham, Wood Green and Turnpike Lane. The property is well positioned for local schools and amenities, as well as a host of new restaurants, bars and shops. The Mall in Wood Green is a short distance away providing a shopping hub for local residents.

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equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Lounge

14'1" x 12'5" (4.30 x 3.81)

Double glazed window to front aspect, single radiator and gas heater, fitted carpet, phone point, TV aerial point and power points.

Kitchen

10'9" x 7'3" (3.29 x 2.22)

Range of base and wall units with granite effect roll top work surfaces, integrated cooker, gas oven and hob with extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, laminate flooring and double glazed window to rear aspect.

Bathroom

7'2" x 5'5" (2.20 x 1.66)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, hand wash basin, low level flush WC, single radiator and part tiled wall.

Bedroom

12'7" x 10'2" (3.84 x 3.10)

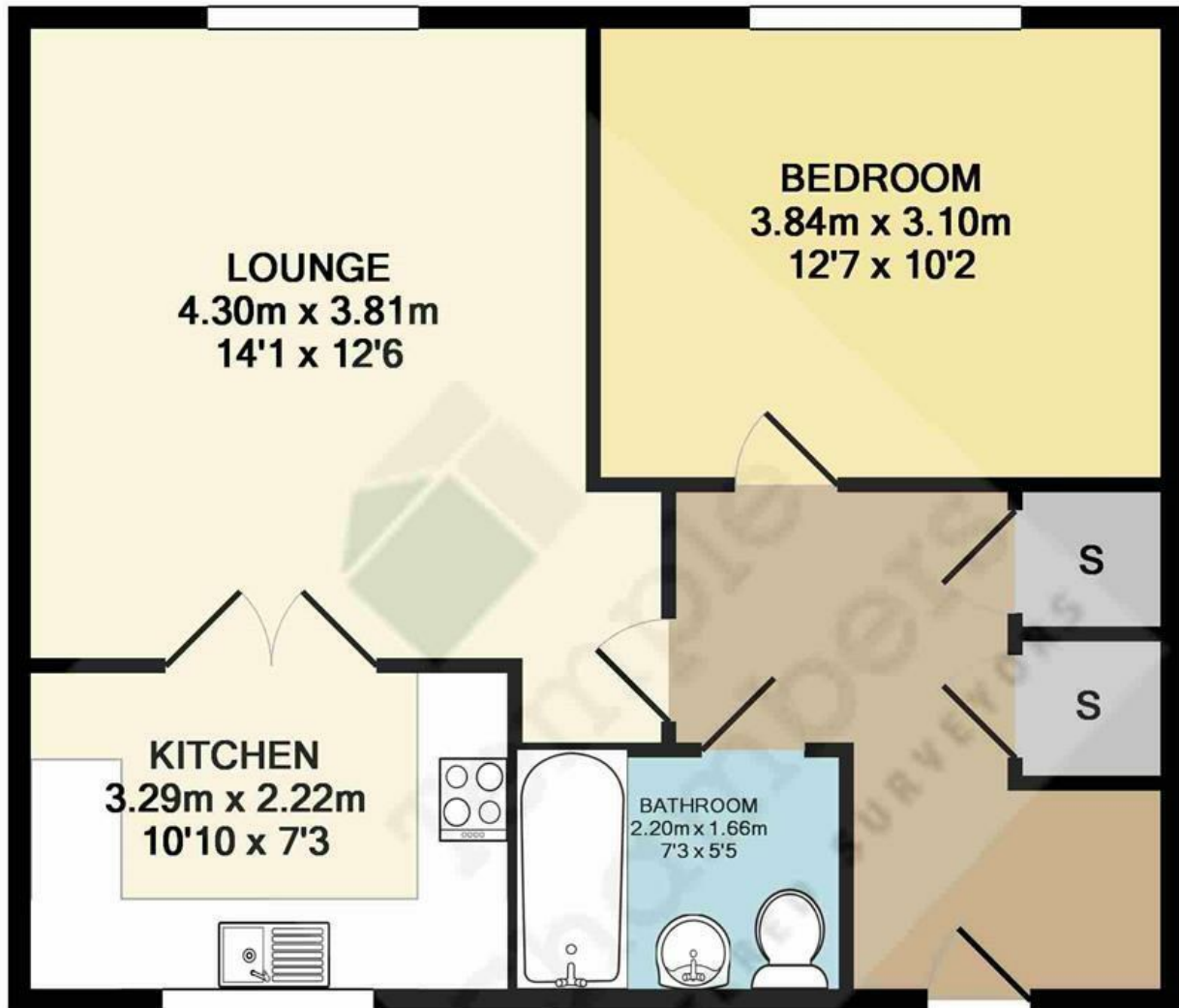
Double glazed window to front aspect, single radiator, gas heater and fitted carpet.

Disclaimer

THE PROPERTY

MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus,





1 ROUNDWAY N17
TOTAL APPROX. FLOOR AREA 49.9 SQ.M. (537 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	81
		EU Directive 2002/91/EC	

