



**£550,000**

A bright and spacious top-floor apartment offering a large double bedroom, a separate study, and a generous open-plan kitchen and living area. The property features large windows that flood the space with natural light and opens onto a beautiful private terrace with far-reaching views across London.

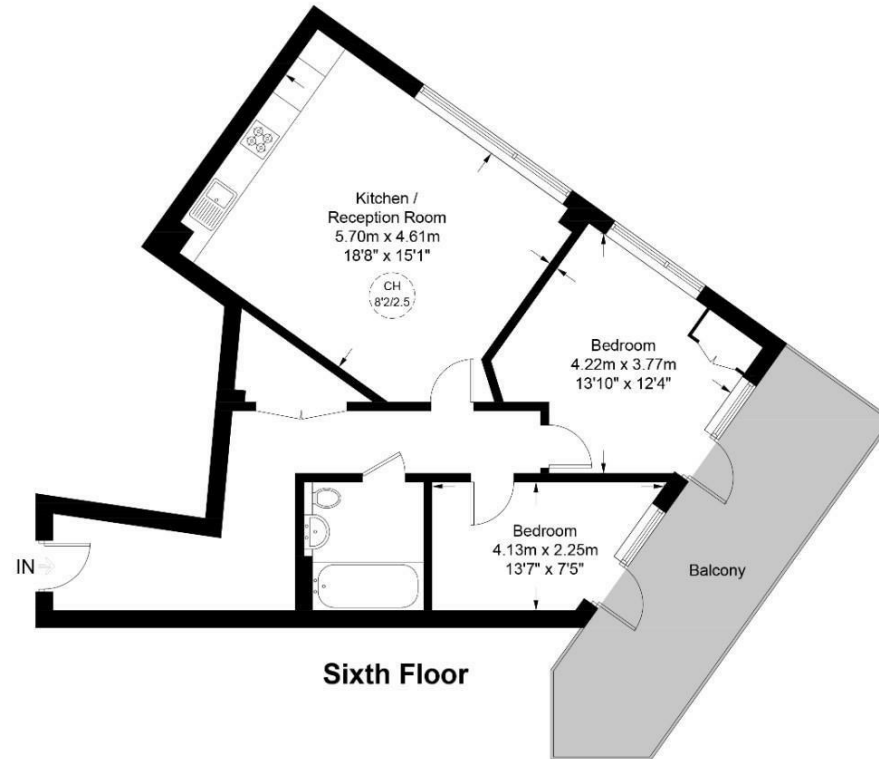
There is a well-proportioned bathroom and excellent storage throughout. The apartment is ideally located, with a fantastic selection of bars, restaurants, galleries, and grocery shops just moments away, along with 24/7 transport links providing easy access across the city.

Hot water and heating costs are included within the service charge, offering additional value and convenience for the owner.



## Boleyn Road, N16

Approximate Gross Internal Area = 758 sq ft / 70.4 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. (ID915000)

- Large Bedroom
- Large Private Terrace
- Inclusive of Heating and Hot Water
- Utility Room
- Next To All Local Amenities
- Study Room
- Spacious Kitchen-Living Room
- Stunning Views
- Secure Video Entry System
- Fantastic Transport Links

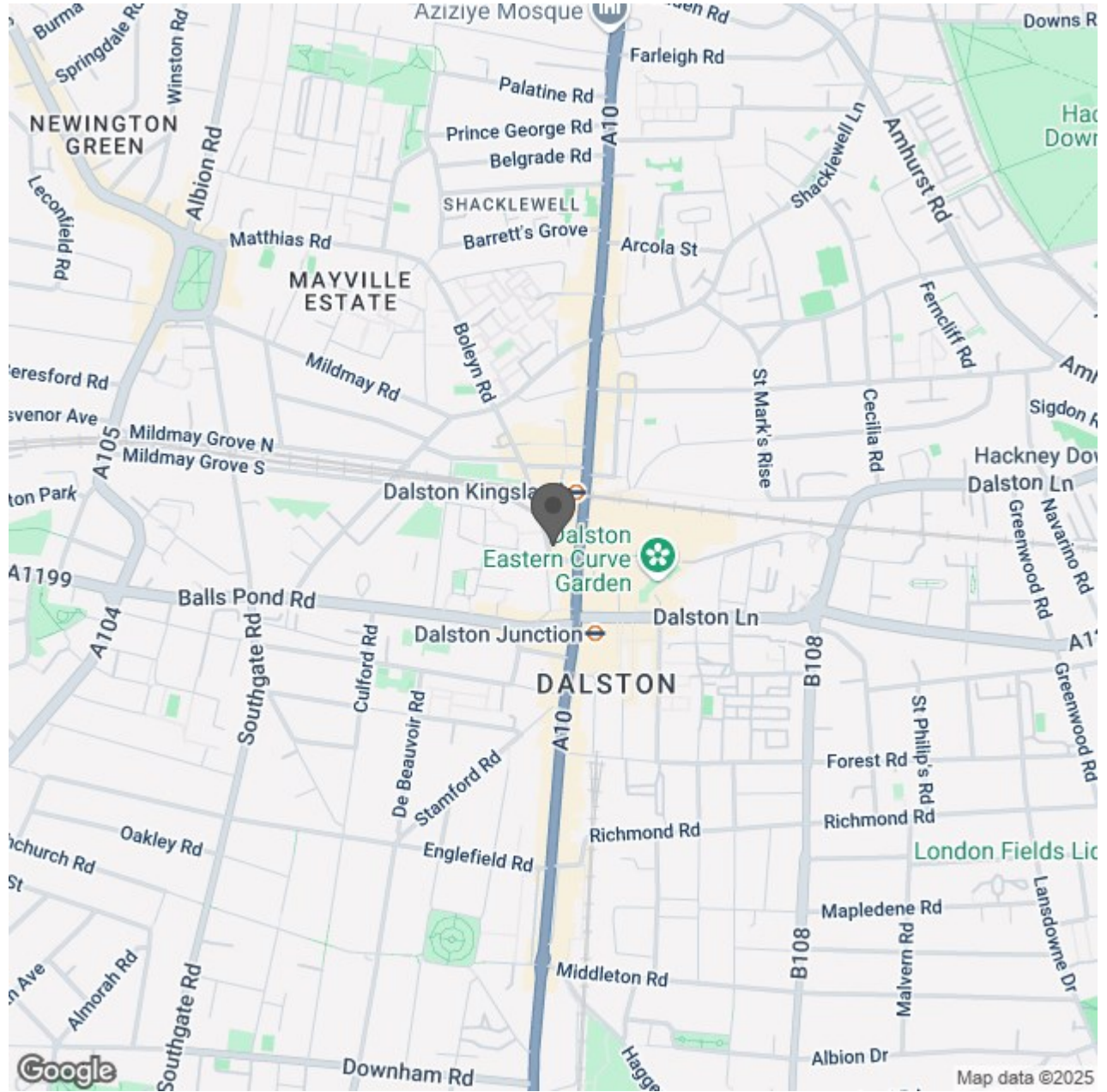


#### Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Red.**