



## Poplar Grove, London, N11 3NL

£240,000 - Leasehold

**\*\*CHAIN FREE\*\*** A lovely 1 bedroom flat situated on the first floor of this purpose built block in a cul-de-sac location off Colney Hatch Lane. The property features a 15ft reception room and benefits include a modern, separate kitchen, unallocated off street parking, double glazing and gas central heating. The apartment is well located for New Southgate train station, a Tesco Extra and Friern Barnet Retail Park and would make an ideal first time purchase.

Lease: 146 year lease  
Ground Rent: Peppercorn  
Service Charge: Approx. £1600  
Council tax band C

- First floor
- 1 Bedroom
- Good condition
- Purpose built block
- Chain free
- Council tax band C
- 146 year lease
- Unallocated off street parking

## Floor Plan

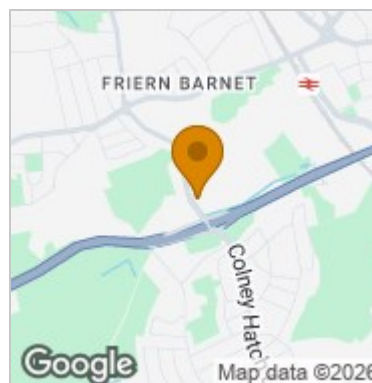
### Poplar Grove N11 3NL Gross Internal Area 441 sq ft / 41 sq metres



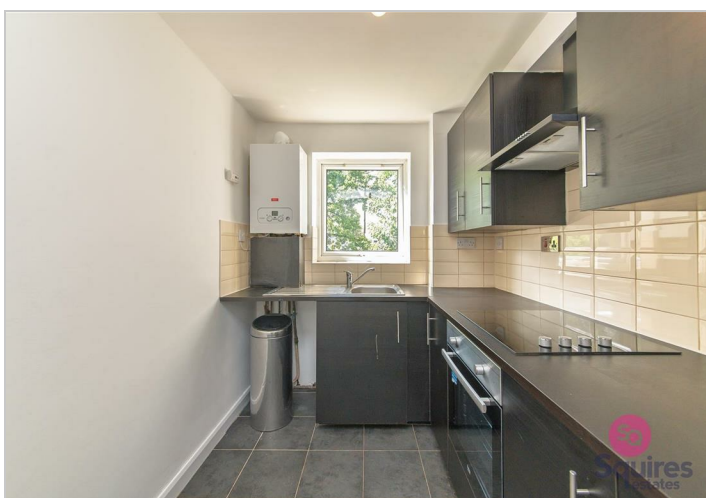
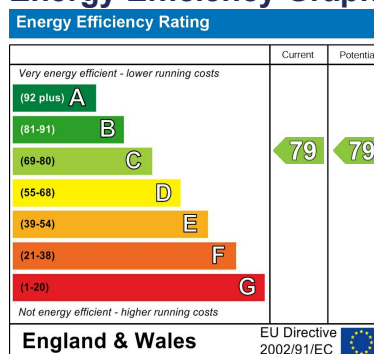
First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



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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