

# WILKINSONBYRNE

ESTATE AGENTS



The Roundway, N17 7EQ

**£275,000 LEASEHOLD**

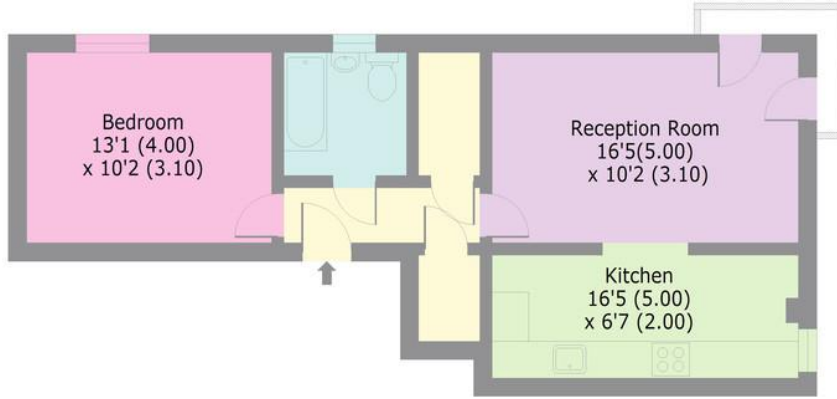
Stunning one bedroom apartment offering panoramic views of Alexandra Palace and the surrounding area. Offered in excellent decorative order, making a perfect first time purchase. Benefits include a spacious reception room, contemporary kitchen, one good sized bedroom, bathroom and off-street residential parking. The property is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to Wood Green & Turnpike Lane Underground station (Piccadilly Line). The green open spaces of the award winning Downhills Park & Lordship Recreation Ground are also close by.

**\*\*Chain Free\*\***



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Approx. Gross Internal Area 560 Sq Ft - 52.0 Sq M



FIFTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Date: 8/3/2023

Produced for Wilkinson Byrne REF: 563057





1



Bedrooms

1



Receptions

1



Bathrooms

No



Garden

**Tenure:**

Leasehold

**Leasehold:**

124

**Annual Service Charge:**

£1,300

**Ground Rent:**

£100

**Council Tax Band:**

C

**Energy Efficiency Rating:**

C

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