



# Castles

ASKING PRICE

**£275,000** Leasehold  
**Cherry Blossom Close**

London, N13 6BT

## PROPERTY SUMMARY

Nestled in the charming Cherry Blossom Close, London, this delightful one-bedroom, second floor flat presents an ideal opportunity for first-time buyers or savvy investors. Spanning a comfortable 474 square feet, this property, built in 1990, has been well-maintained and is ready for its new occupants.

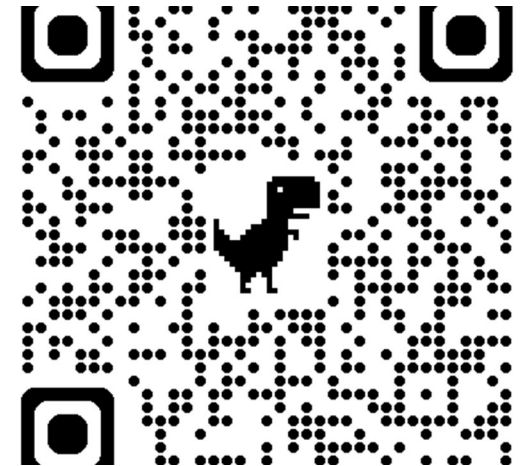
Upon entering, you are greeted by a bright and spacious reception room, perfect for unwinding after a long day or hosting friends and family. The separate fitted kitchen is both stylish and functional, catering to all your culinary needs with ease.

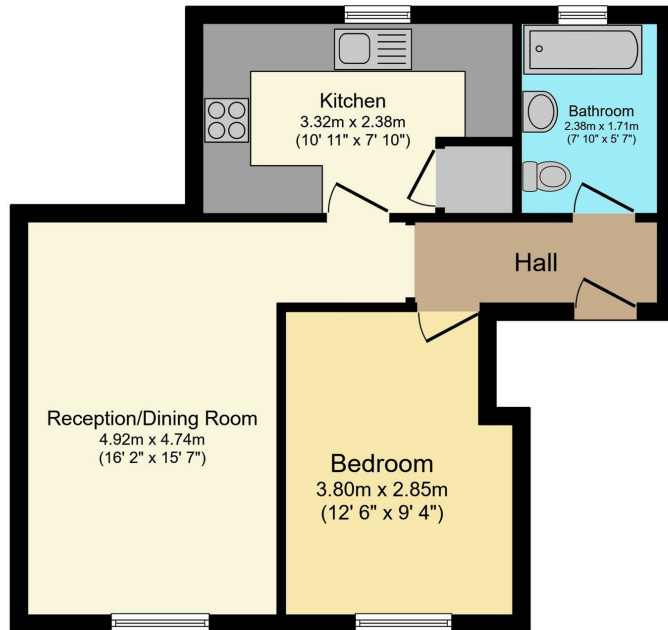
The generously sized double bedroom is a true highlight, offering ample space and an abundance of natural light, creating a warm and inviting atmosphere. The bathroom, complete with a window, ensures fresh air and natural ventilation, enhancing your daily routine. Throughout the property, sleek laminated flooring adds a contemporary touch while ensuring low maintenance.

This property not only boasts comfort and convenience but also presents a fantastic investment opportunity in a sought-after area. Whether you are looking to make your first step onto the property ladder or seeking a promising rental investment, this charming house is not to be missed. Embrace the potential of this lovely home in a vibrant London location.









Total floor area 45.2 m<sup>2</sup> (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Flat

Leasehold

**Council Tax Band: C**

**Lease Remaining: 117 Years**

**Service Charge: £2,337.00**

**Ground Rent: £294.00 P/A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
N13 6BE

#### OFFICE DETAILS

020 8888 6081

[www.castles.london](http://www.castles.london)

