

LEASEHOLD



Flat - Ground Floor

**42, BLACKWELL
CLOSE LONDON,
N21 1UL**

Asking Price

£385,000

FEATURES

- Long Lease
- Ground Floor
- 2 Bedrooms
- 2 Bathrooms
- Separate Kitchen
- Separate Lounge
- Residents Parking
- In Catchment of Excellent Schools



RASH & RASH

2 Bedroom Flat - Ground Floor located in London

This delightful two bedroom, two bathroom ground floor apartment is in the sought after Highlands Village location. The property benefits from a spacious lounge, which flows through to a separate fitted kitchen. Both bedrooms are generously sized, with the master benefitting from its own en-suite, while a family bathroom serves the second bedroom.

Residents enjoy the added benefit of private parking and very well maintained communal gardens, creating a peaceful and welcoming environment in this lovely development.

Perfectly positioned for commuters, the property is within walking distance of Grange Park Mainline Station which goes to Moorgate and Oakwood Underground Station (Piccadilly Line). Families will also appreciate the outstanding selection of local schools, including Eversley, Merryhills and Grange Park Primary Schools, as well as the highly regarded Highlands Secondary School, all within the catchment area.

The location also offers an abundance of green open spaces, with Oakwood, Trent and Grovelands Parks nearby. Sainsbury's supermarket, Nursery, Doctor's Surgery and Chemist are all within the Village.

Call us on

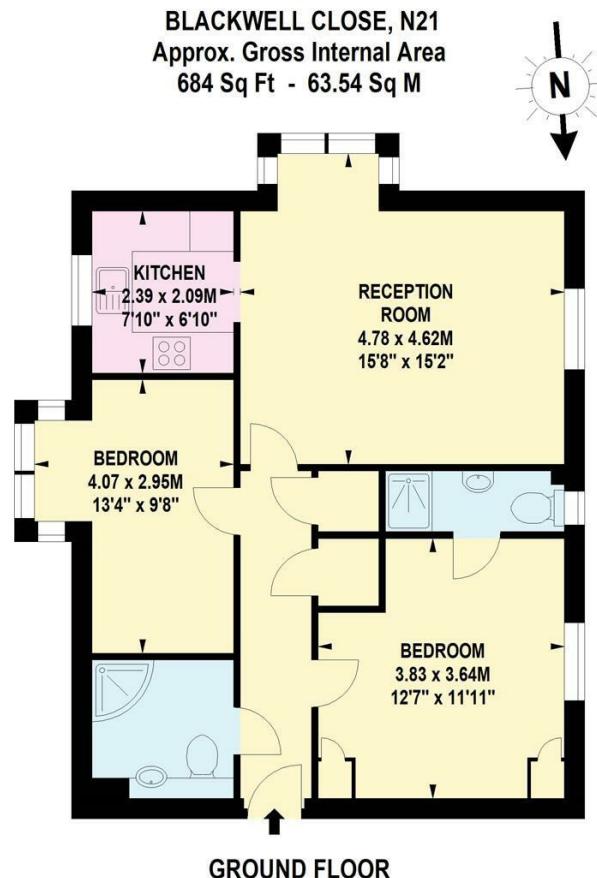
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<https://www.rashand rash.com/>

Council Tax Band

D



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		68	77
EU Directive 2002/91/EC			

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 are advised to recheck the measurements.

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