



Plowman Close | | London | N18 1XB

Offers Over £175,000





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- Studio Flat With Separate Sleeping Area
- Situated On The Second Floor
- 155 Years Remaining On Lease
- Service Charge - £1,323.60pa, Ground Rent - Peppercorn
- Residents Parking
- Easy Access To The A10 & A406
- Close to North Middlesex Hospital
- Walking Distance To Silver Street Train Station
- Double Glazing
- Chain Free





Strettons are pleased to present this studio flat with a separate sleeping area, available with no onward chain and a 155 year lease. Located on the second floor, this well maintained property offers smart, practical living in a highly convenient setting. The layout includes a bright living room, a neatly configured kitchen, a bathroom, and a bedroom area with built in wardrobes.

The flat benefits from double glazing throughout, helping keep the property warm and energy-efficient. There is also residents' parking available, adding to everyday convenience.

Ideally positioned with easy access to the A10 and A406, the property is perfect for commuters. It is also close to North Middlesex Hospital, walking distance to Silver Street Train Station and within easy reach of Edmonton Green Shopping Centre, making it a great option for hospital staff or those wanting to be near key local amenities.

#### ENTRANCE HALLWAY

#### LIVING ROOM

11'10" x 10'6" (3.61m x 3.2m)

#### KITCHEN

6'7" x 6'7" (2.00m x 2.00m)

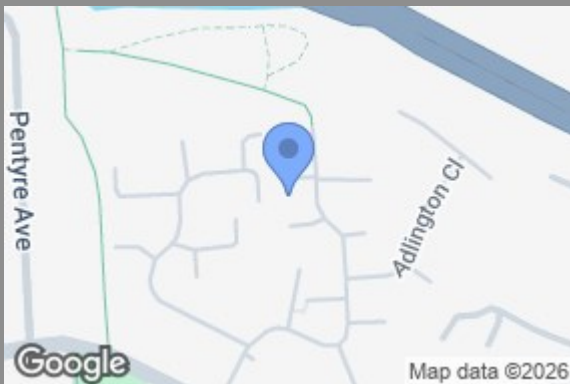
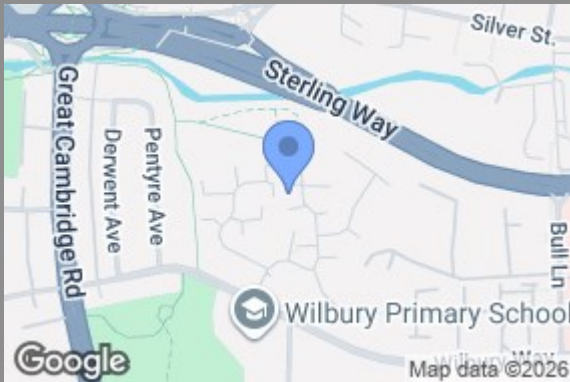
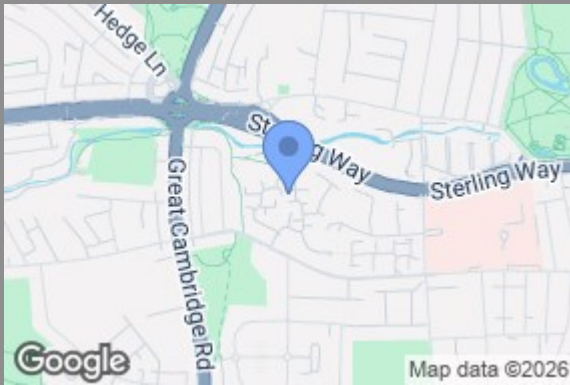
#### BEDROOM

7'10" max x 9'2" (2.40m max x 2.80m)

#### BATHROOM

6'7" x 5'3" (2.00m x 1.60m)





## Second Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



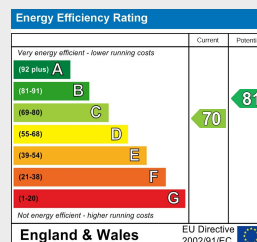
Total area: approx. 27.9 sq. metres (300.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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## Plowman Close

Council Tax Band **B**    EPC Rating **C**



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