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**Langham Road, London, N15 3QX**



**Offers In Excess Of £300,000**

Kings Group are pleased to present this very spacious one bedroom flat in a very sought after location. the property boasts one reception room a double bedroom and a separate kitchen. There is also a private outdoor terrace plus well kept communal gardens the property is also in good condition and being sold CHAIN FREE.

Langham Road is located within walking distance to Turnpike Lane underground station (Piccadilly Line) and Wood Green high street offering an exceptional selection of retail outlets, coffee bars and restaurants.

LEASEHOLD  
117 Years Renaming

EPC Rating: C  
Total Floor Area: 46 SqM

### **Reception Room**

**13'00 x 11'04 (3.96m x 3.45m)**

UPVC window to rear aspect, double radiator, television point, telephone point, power point, laminate wood style flooring.

### **Kitchen**

**11'06 x 5'06 (3.51m x 1.68m)**

### **Bedroom One**

**13'00 x 8'11 (3.96m x 2.72m)**

UPVC double glazed window to side aspect, coved ceiling, double radiator, television point, power point, laminated wood style flooring.

### **Bathroom**

**6'08 x 6'09 (2.03m x 2.06m)**

UPVC double glazed window to side aspect, coved ceiling, tiled flooring, panel enclosed bath, pedestal wash basin, wall mounted was basin, high level WC, extractor fan, single radiator, tiled flooring.

### **Terrace**

**12'04 x 11'00 (3.76m x 3.35m)**

Access to rear, yield decking.

### **Disclaimer**

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.





