



## 1 bed apartment to buy in N7

Hornsey Road, London, N7 7NE

**£260,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 1 Bedrooms
- ✓ Vacant possession
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Discover the perfect opportunity for first-time buyers or savvy investors with this charming 1-bedroom flat in the vibrant N7 area, just moments from the iconic Emirates Stadium. Priced at £260,000, this delightful property offers a cozy and inviting living space, ideal for those seeking a comfortable urban lifestyle. Whether you're looking to take your first step onto the property ladder or seeking a lucrative investment opportunity, this flat is sure to captivate your interest.

The property is ex council on the 10th floor and is conveniently located within a short distance from the Emirates Stadium, this property provides an excellent opportunity for football enthusiasts or those who appreciate the bustling atmosphere surrounding the stadium on match days. The flat's proximity to transport links, including the nearest bus stop (0.2km) and the three closest railway/underground stations, ensures easy access to explore the city and beyond.

Furthermore, the flat is surrounded by an array of amenities, from supermarkets and restaurants to hospitals and entertainment venues. With multiple options within easy reach for convenient grocery shopping, while a variety of restaurants and cafes offer diverse dining options. Additionally, the area boasts easy access to healthcare facilities, gyms, parks, public transport and cultural attractions, ensuring a well-rounded and fulfilling lifestyle.

Embrace this exceptional opportunity to own a piece of this thriving neighbourhood, where urban convenience meets an exciting and vibrant atmosphere. Don't miss out on the chance to make this charming flat your next home or investment venture!

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £2,862.00

Price: Starting Bid £260,000

Property Type: Apartment

Parking: Permit Parking

Year built: 1967

Construction materials: Structural insulated panels

Roofing type: Flat

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Hornsey Road, London, N7 7NE

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<http://www.gibbs-gillespie.co.uk> - 0208 866 0000