



## Ashbourne Close, London, N12 8SA

Offers Over £200,000 - Leasehold

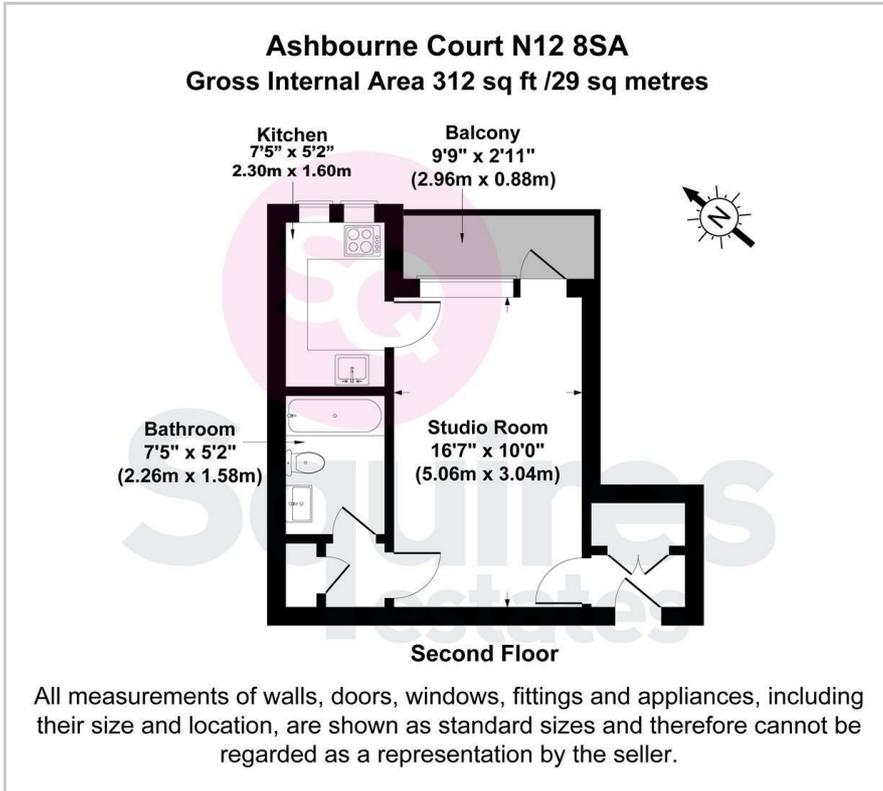
Ideally located just moments from Woodside Park Underground Station, this well-presented second-floor studio flat is set within a well-maintained residential block and offers bright, well-proportioned living space. The property also benefits from a separate kitchen.

This property is an ideal purchase for first-time buyers, as well as investors seeking a well-located rental opportunity with strong demand.

Lease: Approx. 98 years remaining  
Ground Rent: £200 per annum  
Service Charge: Approx. £1700 per annum  
Council tax band B

- Excellent location
- Separate kitchen
- low maintenance costs
- Ideal for first-time buyers
- Great investment opportunity
- Well-maintained building

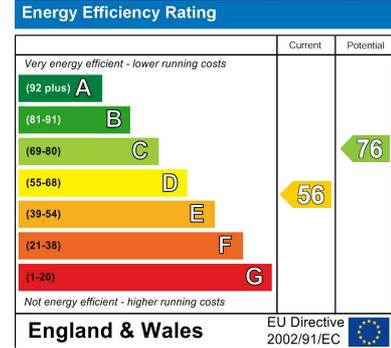
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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