



Poplar Grove, London – N11

£240,000 Leasehold

This well-presented 1 bedroom ground floor flat offers an excellent opportunity for first time buyers or investors, and is situated within a purpose built development. The property features a bright and spacious living area complemented by attractive wood flooring. The modern kitchen is thoughtfully designed with contemporary fittings and ample storage, making it perfect for everyday living and entertaining. Additional benefits include off street permit only parking, a long lease, and the advantage of being sold chain free, ensuring a smooth purchase process. Amenities include a supermarket at a walking distance and bus stops linked to London Euston & Warren Street on one side to Barnet Town, North Finchley and into Friern Barnet.

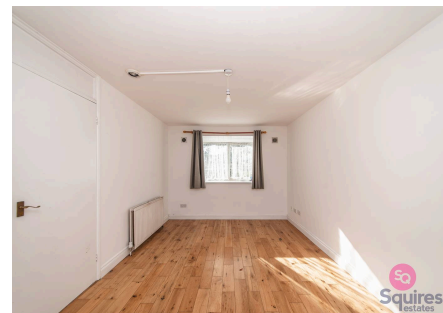
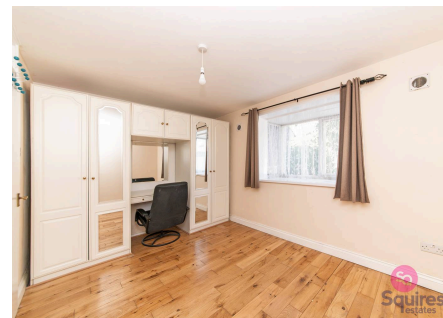
Leasehold with lease of approx. 146 years – Ground Rent: N/A – Service charges: £1504.89 per annum

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

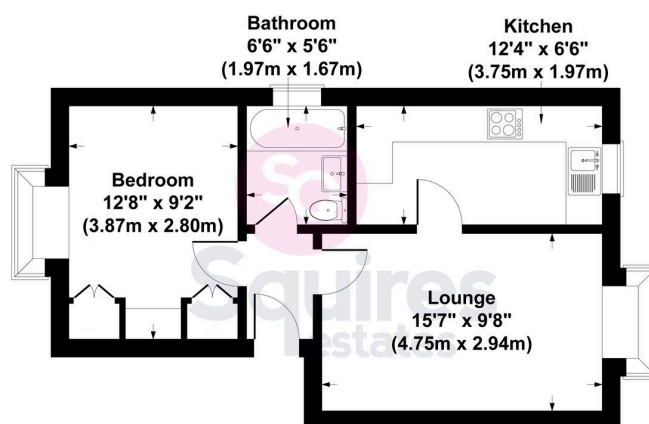
EPC Environmental Impact Rating: C



- Purpose built
- 1 bedroom
- Modern kitchen
- Off street permit only parking
- Chain free
- Ideal first time purchase
- Long lease
- Wood flooring
- Excellent bus links into the city



44 Poplar Grove London N11 3NL
Gross Internal Area 441 sq ft / 41 sq metres



Ground Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.