



## 1 THE ROUNDWAY LONDON, N17 7EQ

**£350,000  
LEASEHOLD**

Set on the fifth floor of a well-maintained modern development, this beautifully presented apartment at 1 The Roundway offers approximately 696 sq ft of internal living space and has been renovated to a high standard throughout.

The property features a bright and spacious reception area with direct access to a private balcony, providing an ideal spot for morning coffee or evening relaxation. The layout is practical and well thought out, making excellent use of the internal space. Additional benefits include lift access, an allocated parking space, and EWS1 compliance, offering reassurance for buyers and lenders alike. It is worth noting also that the service charge also covers the water costs for the apartment and the buildings insurance.

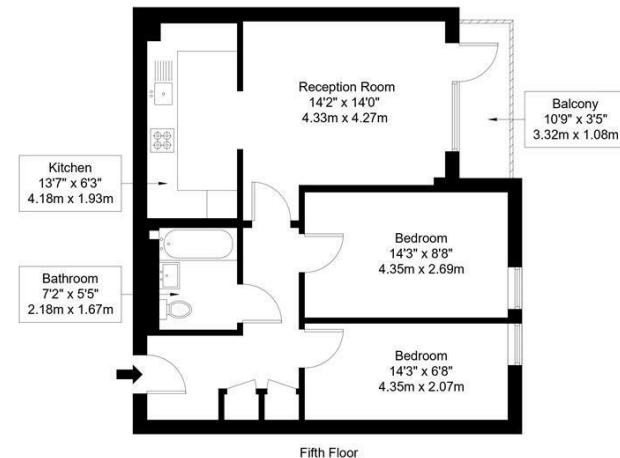
**DouglasPryce**

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Approx Gross Internal Area = 61.02 sq m / 657 sq ft

Balcony = 3.59 sq m / 39 sq ft

Total = 64.61 sq m / 696 sq ft

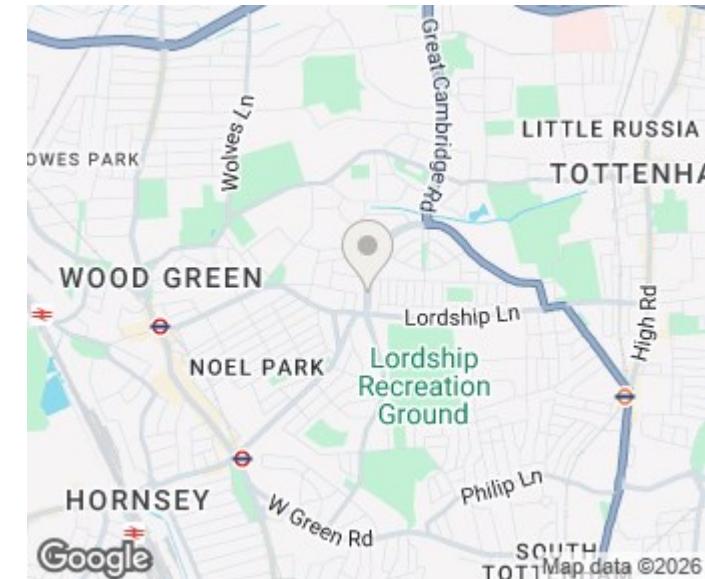


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**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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