

## The Sandlings , London, N22 6XP

Nestled in the desirable area of The Sandlings, London, this charming three-bedroom maisonette offers a perfect blend of comfort and convenience. Ideal for families or professionals seeking a spacious living environment, this property boasts a well-thought-out layout that maximises both space and natural light.

Upon entering, you are greeted by a welcoming hallway that leads to a generous living area, perfect for relaxation or entertaining guests. The kitchen is well-equipped, providing ample storage and workspace for culinary enthusiasts. Each of the three bedrooms is thoughtfully designed, offering a peaceful retreat at the end of a busy day.

The maisonette is part of a well-maintained building, with an annual service charge of £3,600, ensuring that communal areas are kept in excellent condition. Residents can enjoy the benefits of a vibrant community, with local amenities, parks, and transport links all within easy reach.

This property presents an excellent opportunity for those looking to settle in a sought-after London location, combining modern living with the charm of a traditional maisonette. Whether you are looking to buy or rent, this home is sure to impress with its spacious interiors and prime location. Remaining Lease is 102 years.

**Offers Over £465,000**

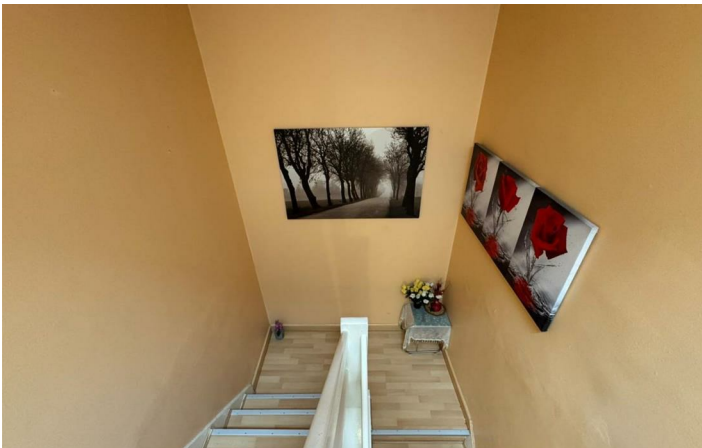
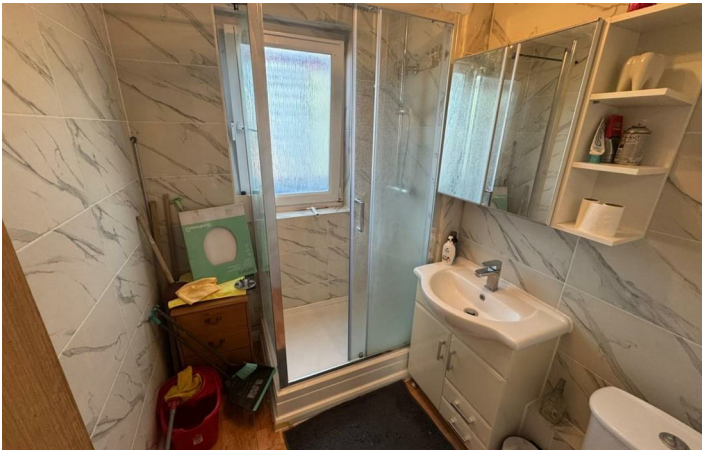
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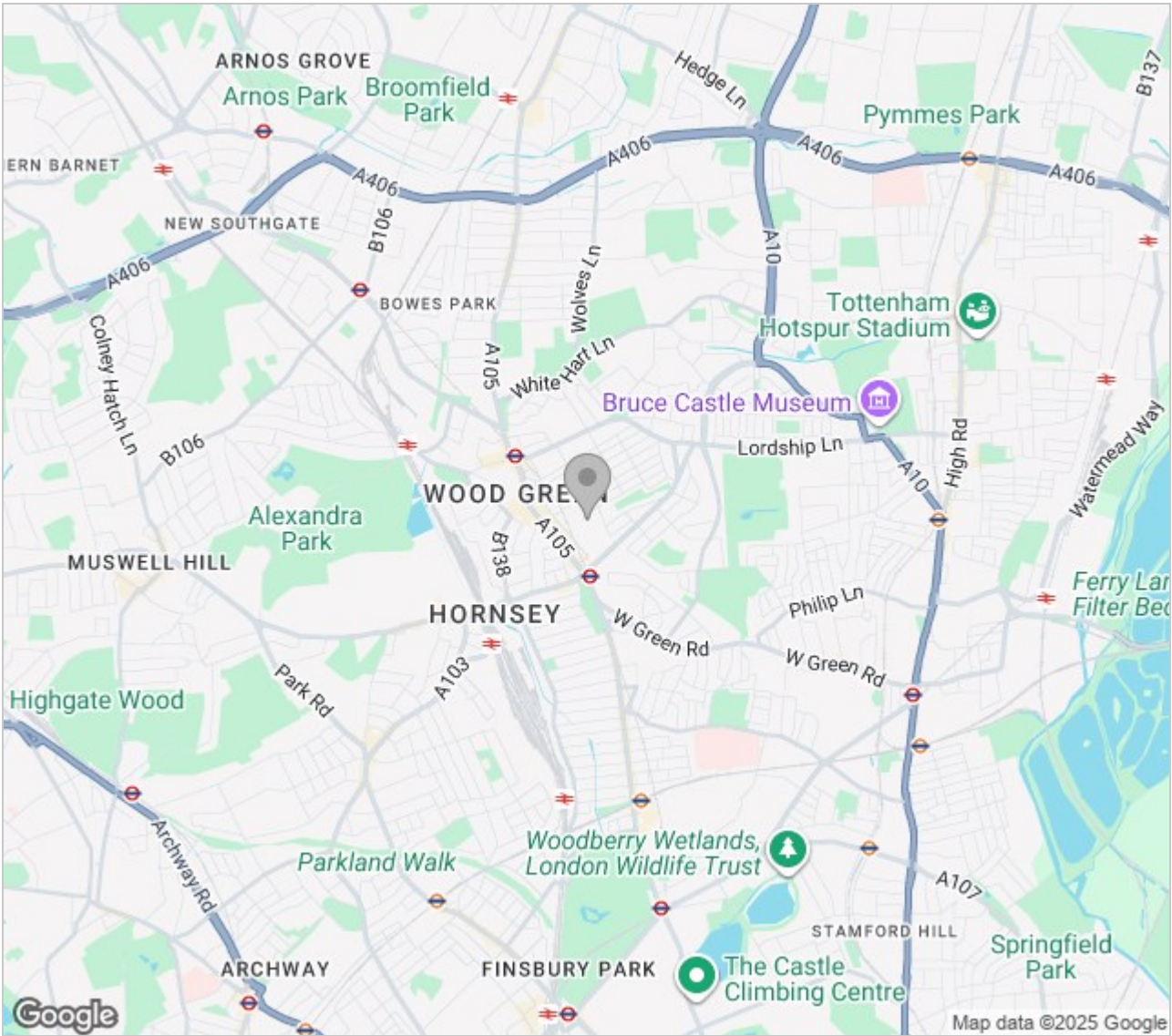
Directions







Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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