



# St. Ivian Court, London, N10 1EL £1,900 Per month



\*\*St. Ivian Court, Colney Hatch Lane, London, N10 1EL\*\*

A well-presented two-bedroom ground floor apartment situated within a residential development on Colney Hatch Lane. This property offers a practical and comfortable living space, ideal for professionals, couples, or small families seeking convenient access to local amenities and transport links in North London.

The flat comprises two generously sized bedrooms, a bright open-plan kitchen and living area, and a functional layout that maximises the use of its 50 square metres (538 sq ft) of internal space. The kitchen is arranged within the living space, creating a sociable environment suitable for both everyday living and entertaining.

Located in a well-connected part of N10, the property benefits from a wide selection of nearby shops, cafés, restaurants, and essential services. Excellent transport links are within easy reach, providing access to surrounding areas and Central London. Additionally, Pages Hill Road nearby offers unrestricted parking availability, adding further convenience for residents with vehicles.

- Two-bedroom ground floor apartment
- 50 sq m / 538 sq ft internal floor area
- Council Tax Band C (Haringey)
- Unrestricted parking available on nearby Pages Hill Road
- Open-plan kitchen and living area
- Situated in a residential development on Colney Hatch Lane
- EPC Rating D (63)
- Close to shops, cafés, restaurants, and local amenities

