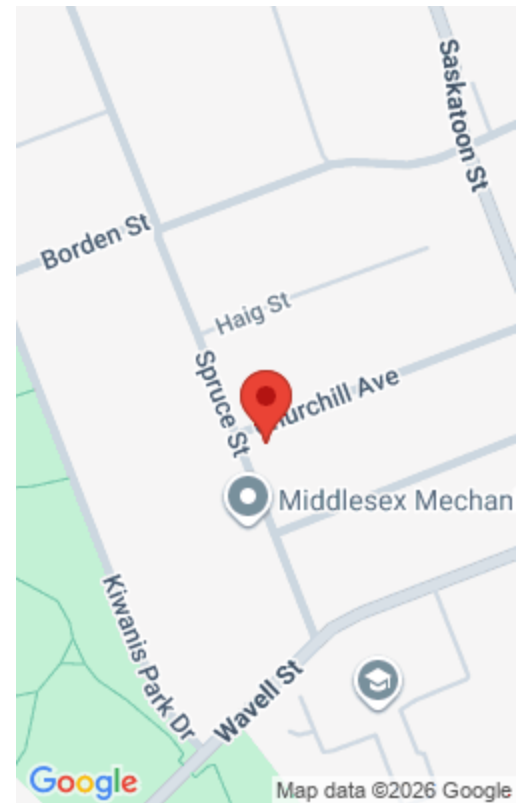


## 306 SPRUCE ST, LONDON, ON N5W 4N4, CANADA

<https://www.gtarealestates.com>

All Utilities Included! Welcome to this spacious and well-designed 1+1 basement apartment, offering one bedroom plus a versatile den, perfect for comfortable living. The unit also includes one outdoor parking space for added convenience. Ideally located just minutes from public transit, Argyle Mall, Fanshawe College, coffee shops, schools, and parks, placing all essential amenities within...

- 2 beds
- 1 bath
- Multi-family
- Multi-family
- 0 - 699 sq ft



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## Rooms & Units Descr

**UnitNumber:** Basement

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## Location Details

**City:** London East (East H)

**Province:** Ontario

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## Property Details

**SubdivisionName:** East H

**Levels:** 2

**Stories:** 2

**FrontageLength:** 43 ft ,6 in

**Lease:** 1450.00

**LeaseFrequency:** Monthly

**LeaseTerm:** Monthly

---

## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 1

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Septic System

---

## Courtesy of

**OfficeName:** ZOLO REALTY

**Office ID:** 270960

**ListAOR:** Toronto Regional Real Estate Board



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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

