



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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# Cesthunte Road, London

## Per Month £2,000 Per Month

# HUNTERS®

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The property boasts a range of appealing features, making it the perfect place to call home.

#### Key Features:

**Herringbone Laid Floors:** The classic herringbone pattern on the floors adds a touch of elegance to the living spaces.

**Fitted Kitchen:** A well-equipped kitchen awaits you, providing a functional and stylish space for your culinary adventures.

Enjoy the comfort and spaciousness of two double bedrooms, providing ample room for relaxation and personal space.

**Sole Use Garden:** Step outside to your very own private garden, a perfect spot for outdoor activities, gardening, or simply unwinding after a long day.

The through lounge layout enhances the sense of space and allows for versatile furniture arrangements, providing a cozy atmosphere for entertaining or quiet evenings.

**Modern Bathroom Suite:** The contemporary bathroom offers a sleek and comfortable space to refresh and rejuvenate.

#### Additional Information:

For commuters, the convenience of Turnpike Lane Underground and Bruce Grove Overground stations ensures smooth connectivity to various parts of the city, making this location ideal for both work and leisure.

**Schools:** Proximity to Belmont Primary School and Risley Avenue Primary School, ideal for families with children.

**Furnishing:** The property is offered part furnished, providing flexibility for personalization.

Experience the comfort and privacy of this wonderful home, offering a serene lifestyle enhanced by its unique sole-use garden, making it the perfect retreat after a busy day.

EPC rating: D

Council Tax Band: C

Available from 1st May 2025

Please contact the Lettings department at Hunters Tottenham to arrange an appointment to view.

Here to get you there! By your local property agency with a network of 270 offices.

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## KEY FEATURES

- Two bedroom house
- Through lounge
- Fitted kitchen
- Sole Use garden
- Belmont Primary School & Risley Avenue Primary School
- Turnpike Lane Underground and Bruce Grove Overground
- Lordship Recreation Grounds, Downhills Park, Bruce Castle Museum and Park
- Council Tax: C
- EPC Rating: D
- Available from 1st May 2025

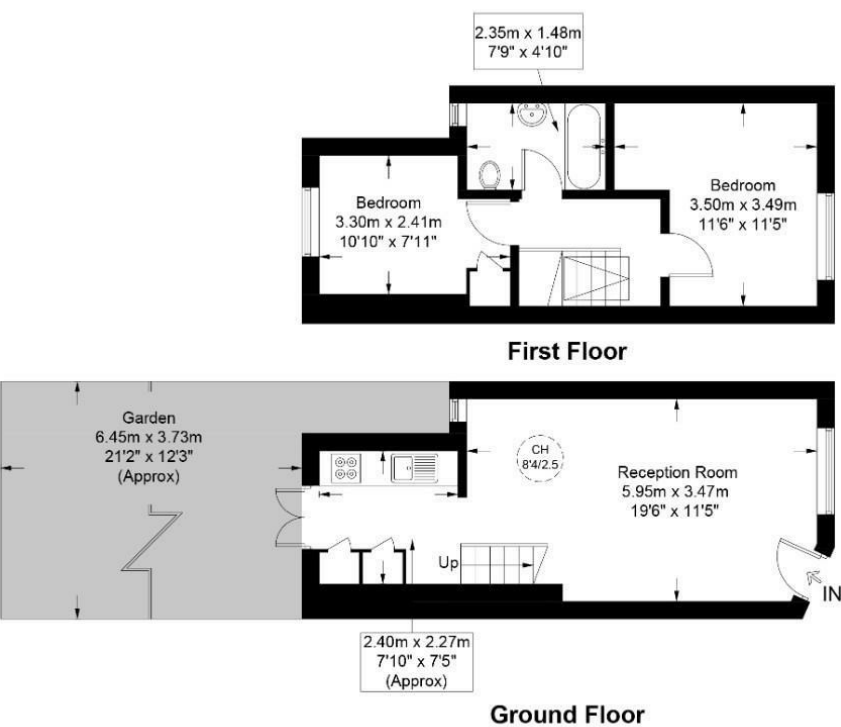
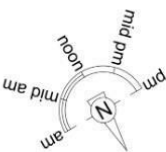




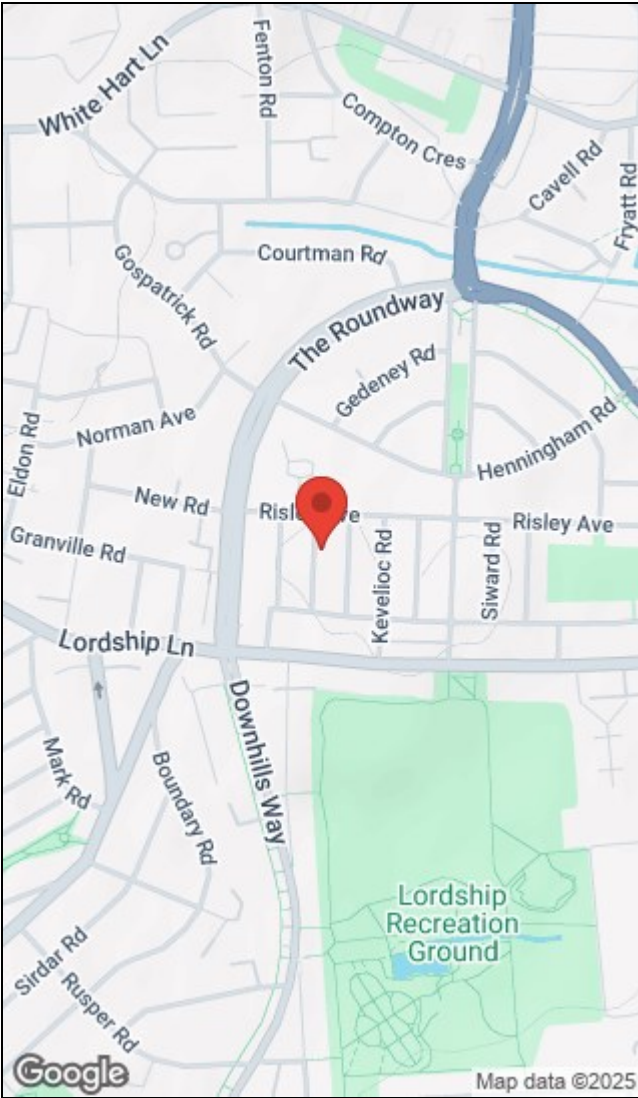


Cesthunte Road, N17

Approximate Gross Internal Area = 599 sq ft / 55.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>91</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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