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# Antill Road, London, N15

## Asking Price £385,000



This charming two-bedroom residence offers an exceptional opportunity for first-time buyers seeking a comfortable and well-connected home in a vibrant area.

The property situated on the second floor boasts a stylish and welcoming open plan living with under floor heating, ideal for both relaxing and entertaining. The thoughtfully designed fitted kitchen provides ample storage and workspace, perfect for culinary enthusiasts. A modern bathroom adds to the home's comfort and convenience.

One of the standout features is the internal balcony, or winter garden — a peaceful spot to enjoy your morning coffee or unwind after a busy day, all while staying connected to the outdoors.

Communal garden and bicycle storage.

Perfectly positioned, the home benefits from outstanding transport links, including the Stansted Express, Seven Sisters, and Tottenham Hale stations, ensuring swift connections to central London and beyond. For nature lovers, the nearby Walthamstow Wetlands offers a refreshing escape from city life.

More than just a place to live, this residence offers a gateway to London's dynamic lifestyle. With its desirable features and prime location, this two-bedroom home is the ideal first step onto the property ladder.

Additional benefits include:

Well-maintained communal gardens

Secure bicycle storage

Long lease of 990 years from 1st April 2014

Peppercorn ground rent

EPC Rating: B

Council Tax Band: C

Service Charge: £188.79 per month (effective from 1st April 2025) includes up keep of the building and building insurance.





## KEY FEATURES

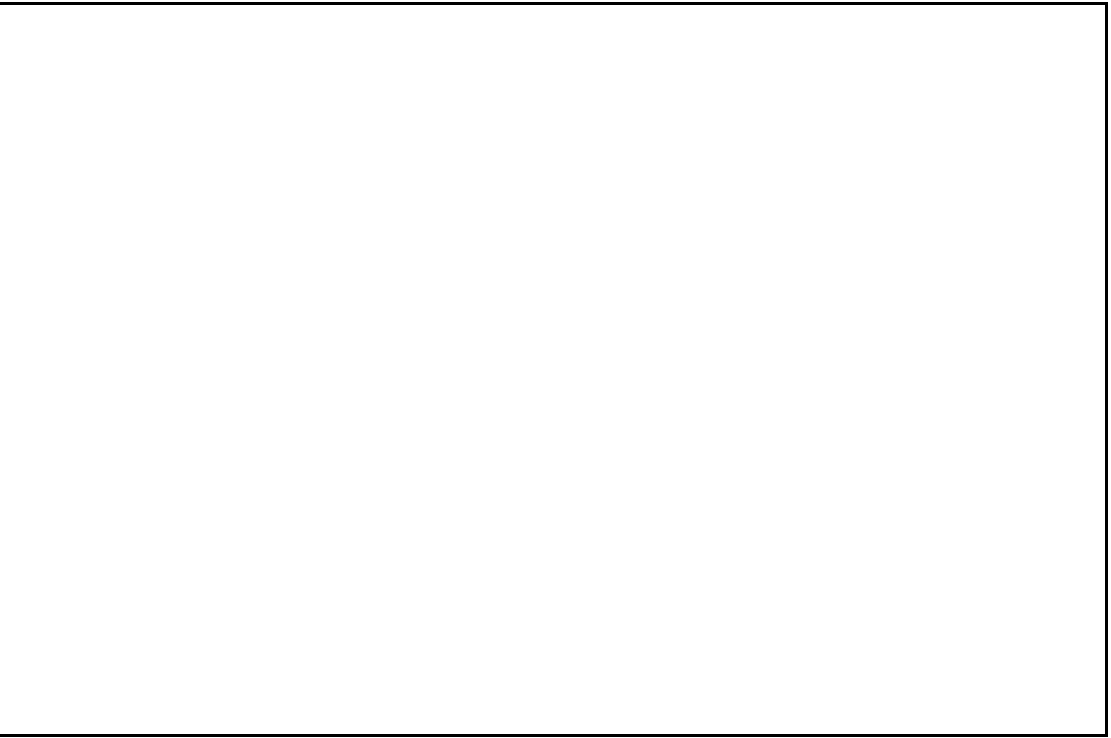
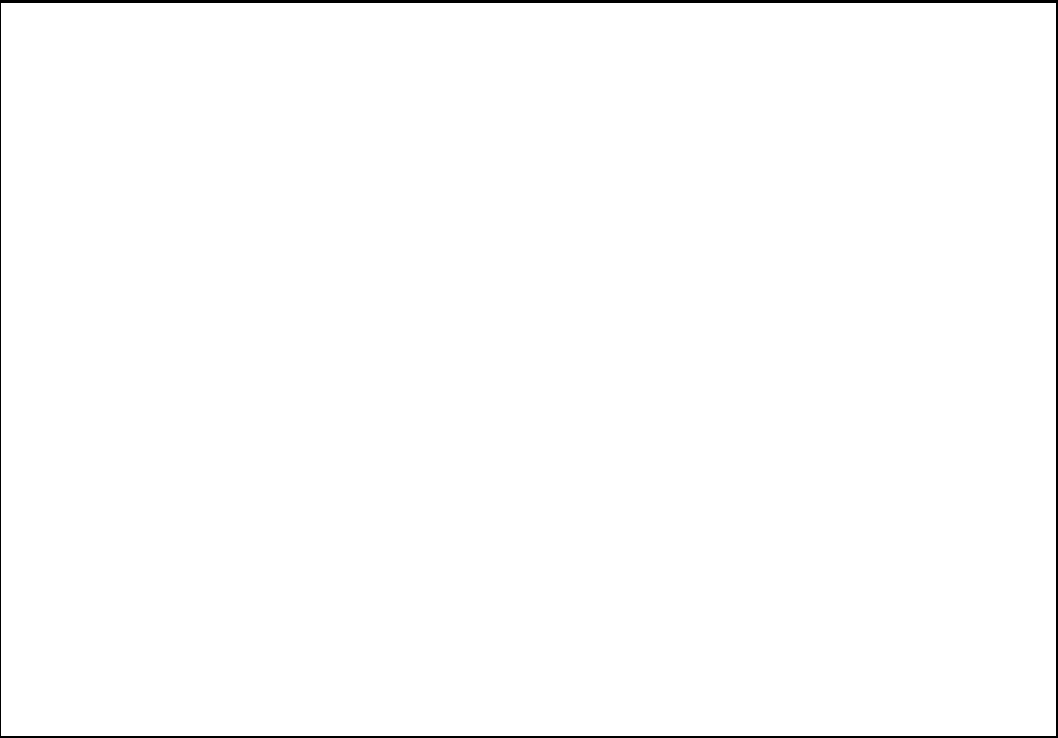
- Second floor two bedroom purpose built apartment
  - Open plan living
  - Fitted kitchen
- Communal garden and bicycle storage.
- Seven Sisters (Victoria Line and British Rail)
- Tottenham Hale (Victoria Line, British Rail and Stansted Express)
  - Walthamstow Wetlands, River Lea
  - Under floor heating
  - Council Tax Band: C
  - EPC Rating: B





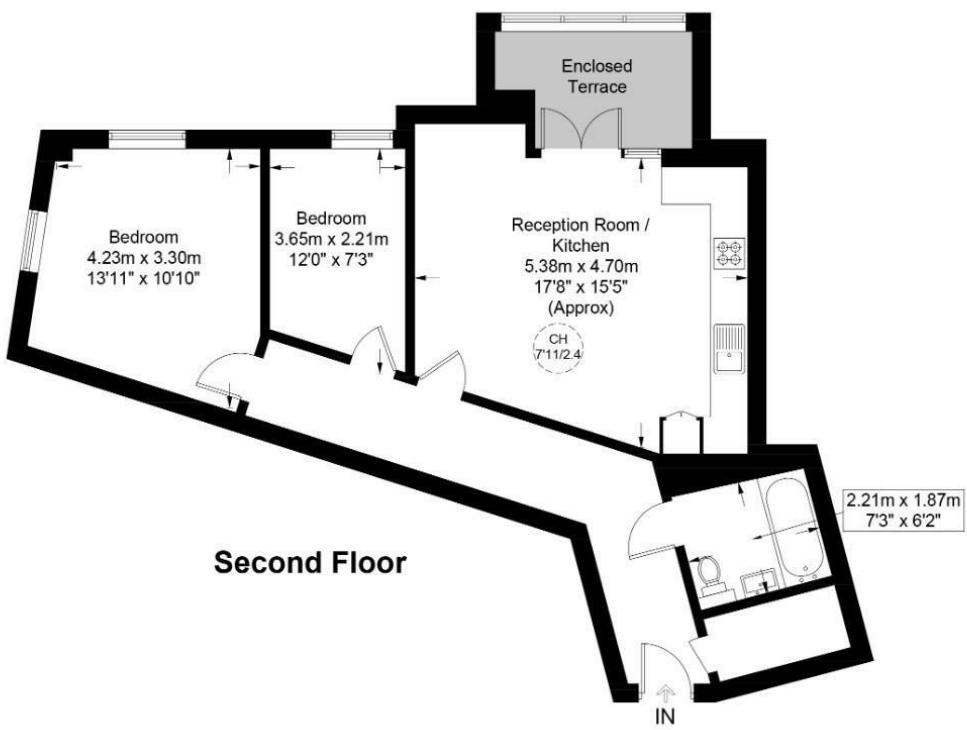




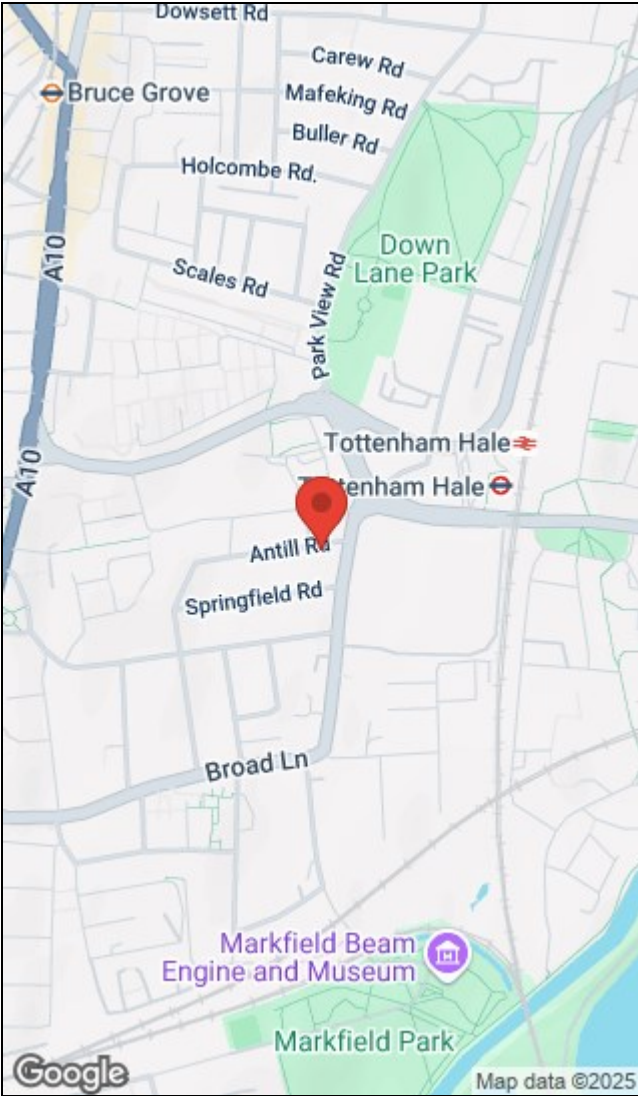


Joshua Court, N15

Approximate Gross Internal Area = 724 sq ft / 67.3 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>			(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>			(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		
<b>81</b>		<b>81</b>			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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