



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



# Dongola Road, London, N17

## Asking Price £375,000



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\*PLEASE NOTE THE RECEPTION ROOM AND BOTH BEDROOM PHOTOS HAVE BEEN VIRTUALLY STAGED TO SHOWCASE USE OF SPACE\*

Offered chain free, this recently refurbished two bedroom first floor conversion flat on Dongola Road, N17, presents an excellent opportunity for first time buyers or investors alike. The property has been finished to a good standard throughout, featuring a bright and airy reception room, a fitted kitchen, and two well proportioned bedrooms.

The flat benefits from a traditional layout that maximises space and natural light, creating a clean and inviting atmosphere. Recent renovations ensure a move in ready home, with contemporary fixtures and fittings..

Perfectly positioned, the property is within easy reach of both Downhills Park and Lordship Recreation Ground, offering excellent green spaces for leisure and relaxation. Seven Sisters Underground Station provides swift access into Central London in approximately 15 minutes via the Victoria Line and National Rail services. The area also boasts a growing selection of independent cafés and local favourites, including With Milk, Cafe Lemon, and The Palm Pub, all contributing to the neighbourhood's lively and community focused feel.

Lease - 115 years

Service charge - No service charge

Ground rent - £200 pa

## KEY FEATURES

- Open plan living area
- Close to Seven Sisters train station
  - Two bedrooms
  - Recently refurbished
  - Chain free
- Close to shops and amenities
  - EPC - C
  - Council tax band - B

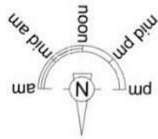






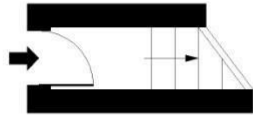
# Dongola Road N17

Approximate Gross Internal Area = 596 Sq Ft - 55.37 Sq M



## First Floor

Floor Area 577 Sq Ft - 53.60 Sq M

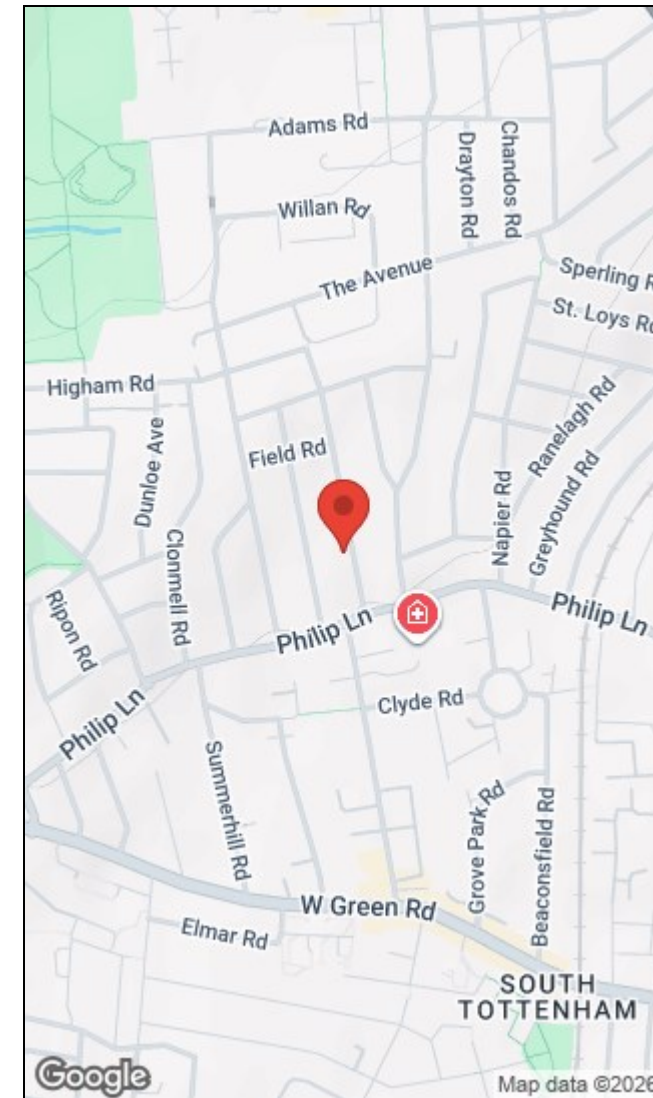


## Ground Floor Entrance

Floor Area 19 Sq Ft - 1.77 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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