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# Broad Lane, London, N15

## Offers In Excess Of £375,000

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Situated on Broad Lane, N15, this presentable two bedroom ground floor garden flat offers comfortable and practical living accommodation in a very convenient location. The property is offered chain free with a 100+ year lease, making it an appealing choice.

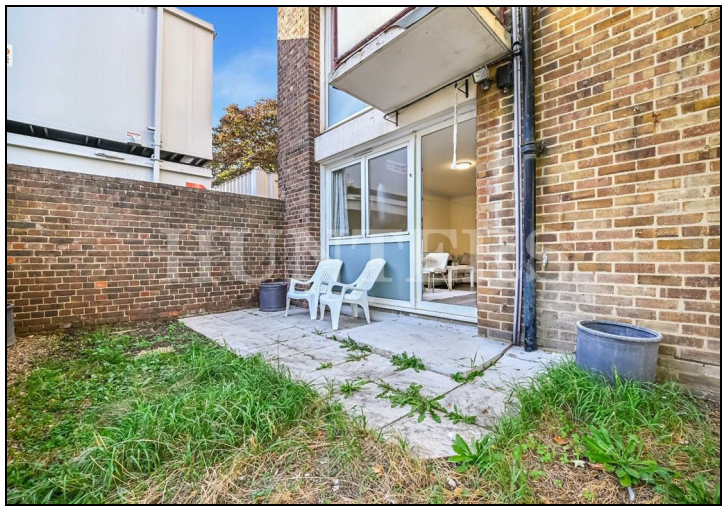
The accommodation comprises a welcoming reception/living room with direct access to the private south facing garden, a separate kitchen with grey , two well proportioned bedrooms and a three piece bathroom suite. Being positioned on the ground floor provides easy access and convenience, while the garden offers a valuable extension of the living space. The property also provides an excellent opportunity for a new owner to add their own style and personal touches.

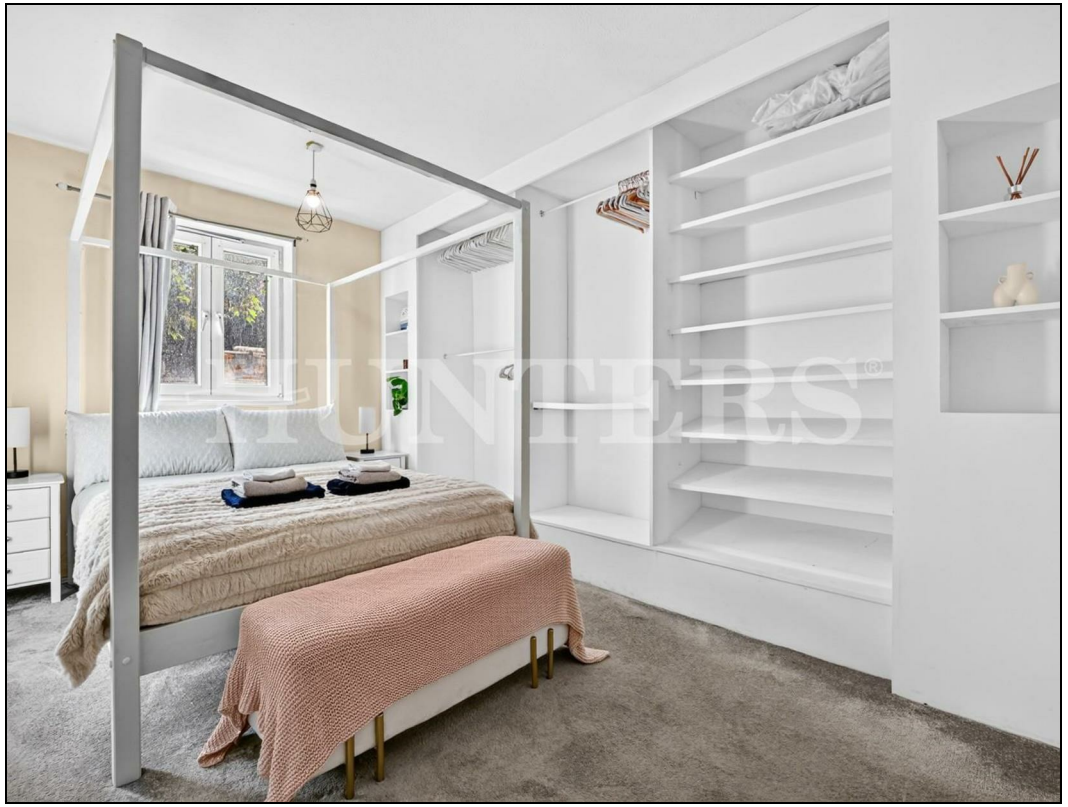
Broad Lane is well placed for the amenities, supermarkets, cafés and an array of transport links with Tottenham Hale station a 5 minute walk away, taking you into central London within 16 minutes and numerous bus routes connecting you to the surrounding N15 area and beyond. An internal viewing is highly recommended to fully appreciate the accommodation, private garden and convenient location.

Lease - 101 Years
EPC - C
Council Tax - C
Ground Rent - £10 pa
Service Charge - TBC

## KEY FEATURES

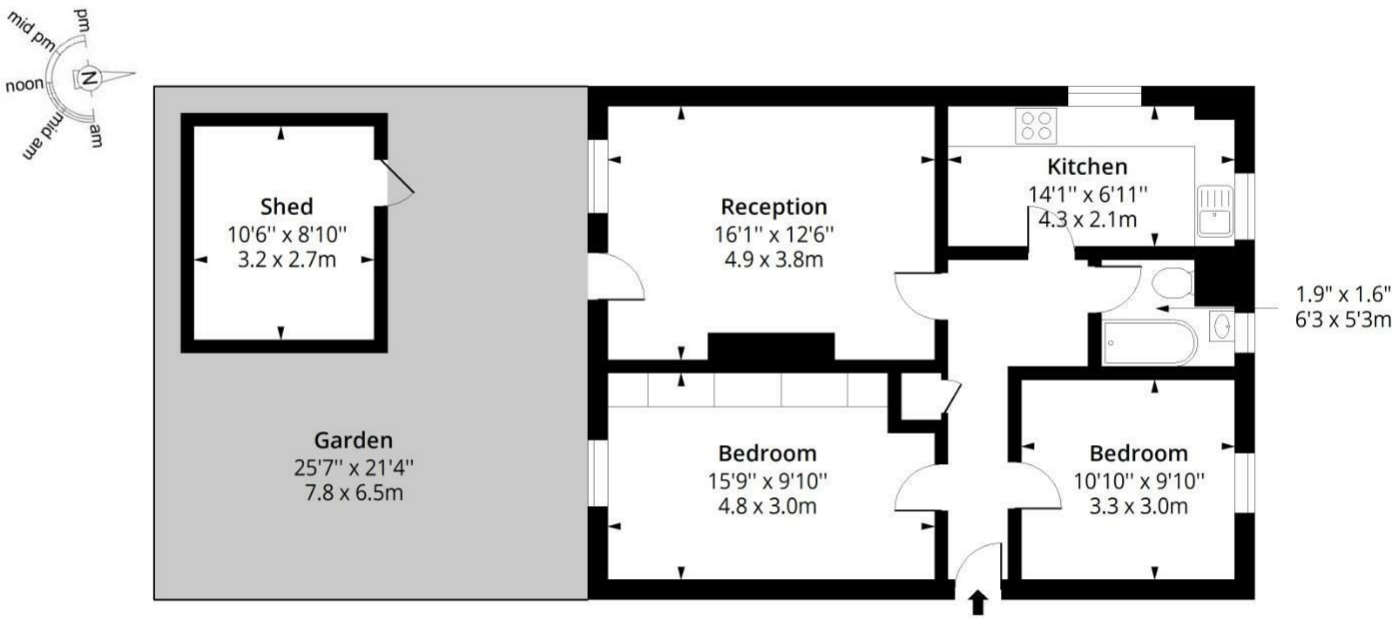
- Chain-free
- 5 minute walk to Tottenham Hale Station
- Lease remaining - 101 years
- Private south facing garden flat
- Two double bedrooms
- Bright and spacious reception room
- Good transport links nearby
- 10 minute walk to River Lea and Walthamstow Wetlands
- Council Tax - C
- EPC - C





# Broad Lane N15

**Approximate Gross Internal Area =** 717 Sq Ft - 66.61 Sq M
**Approximate Gross Shed Area =** 93 Sq Ft - 8.64 Sq M




## Ground Floor

Floor Area 717 Sq Ft - 66.61 Sq M

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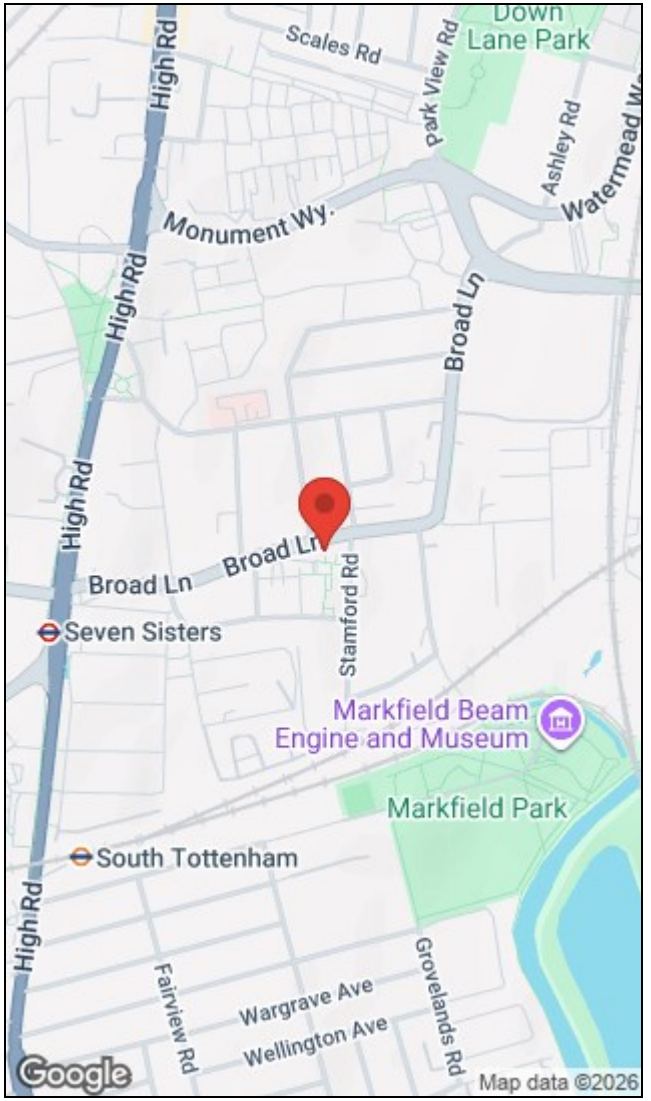
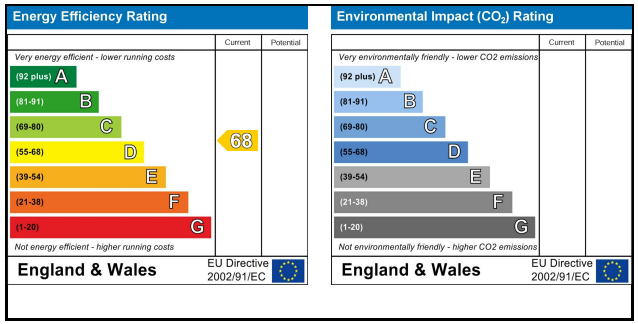
RICS Certified Property Measurer

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.





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The Property Ombudsman

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