

# HUNTERS®

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# Spondon Road, London, N15

Asking Price £625,000



- CHAIN FREE
- PLEASE NOTE NIGHT SHOT/LOUNGE & BEDROOM HAVE BEEN VIRTUALLY STAGED

A well presented three bedroom mid terrace home on Spondon Road in the heart of N15, ideally positioned for excellent transport links and vibrant local amenities. The property is within easy reach of both Seven Sisters Station and Tottenham Hale Station, offering convenient access into Central London via the Victoria Line, National Rail services and the Stansted Express.

The ground floor has been thoughtfully extended to the rear, creating a large and spacious living environment that flows seamlessly from the kitchen and dining area. This generous space provides direct access to the private rear garden while to the front you have the rare opportunity to have off street parking in the N15 area.

Upstairs, the first floor provides one well proportioned bedroom, two smaller bedrooms and a family bathroom, while the converted loft adds a fourth bedroom that could also serve as a guest room, home office or creative space. The loft conversion enhances the overall practicality of the home, providing flexible accommodation across three levels.

The property is also well located for outdoor recreation, with the beautiful nature reserve at Walthamstow Wetlands nearby, offering miles of walking and cycling routes alongside tranquil green spaces. Residents also benefit from a wide selection of local shops, cafés and amenities along Tottenham High Road and the surrounding neighbourhood.

This attractive home offers a fantastic opportunity for buyers seeking a well connected North London property with generous living space, modern improvements and easy access to both transport and nature.

## KEY FEATURES

- Chain free
- Close to shops and amenities
  - Loft extension
- Extended to the rear
- Off street parking
- Over 100 sqm
- South west private garden
  - Council tax - D
  - EPC - C

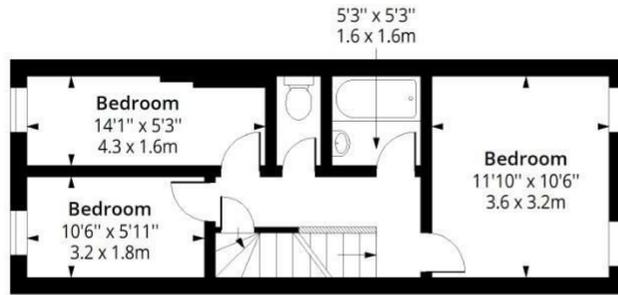
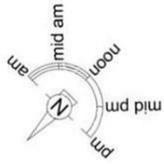






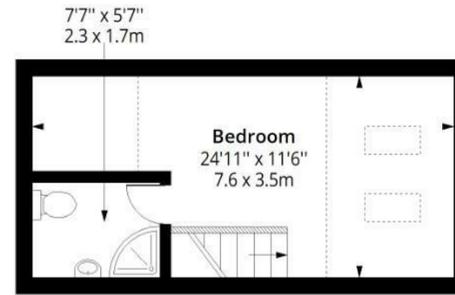
# Spondon Road N15

Approximate Gross Internal Area = 1146 Sq Ft - 106.47 Sq M



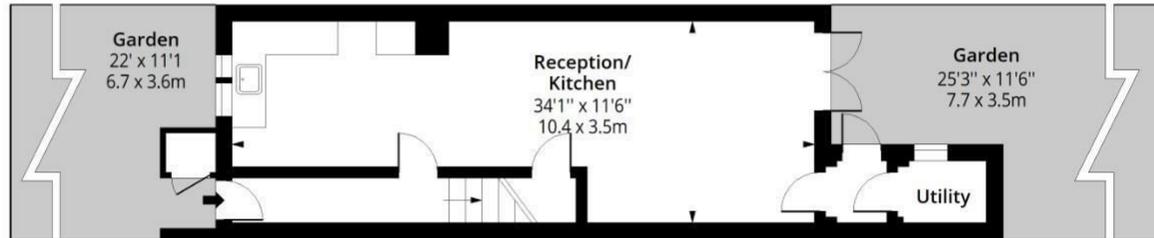
## First Floor

Floor Area 407 Sq Ft - 37.81 Sq M



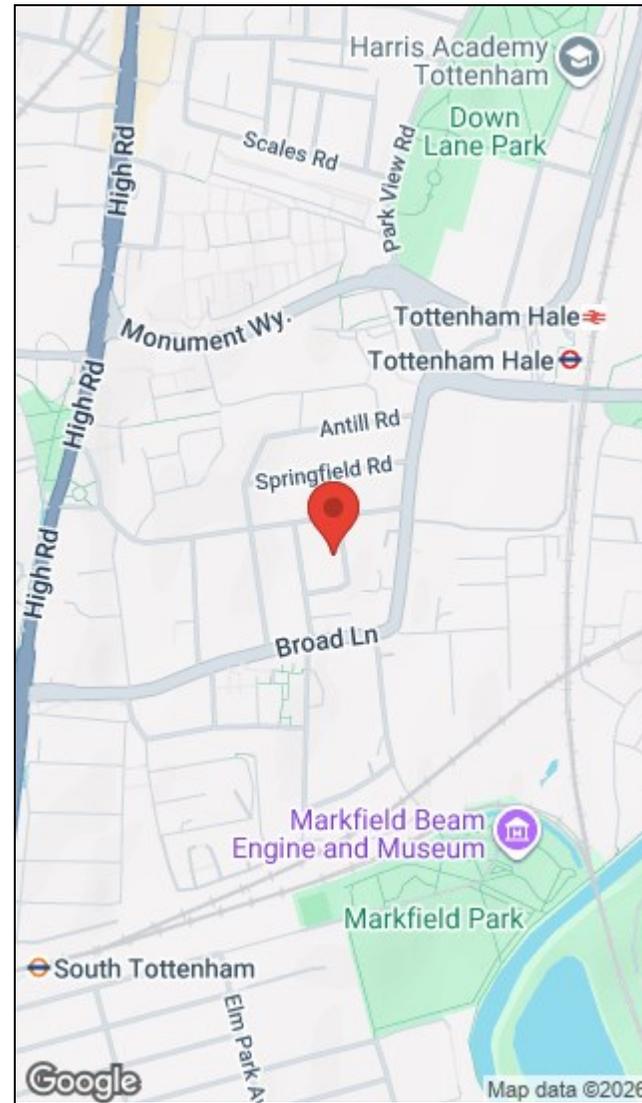
## Second Floor

Floor Area 295 Sq Ft - 27.41 Sq M



## Ground Floor

Floor Area 444 Sq Ft - 41.25 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	
	<b>86</b>		
	<b>74</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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