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Reedham Close, London, N17

Asking Price £425,000

CHAIN FREE

This beautifully presented and generously proportioned two double bedroom maisonette occupies two floors and offers a fantastic combination of space, natural light and practicality. Ideally positioned close to Tottenham Hale, it would make an excellent home for first time buyers, couples or anyone looking for a little more space.

The property benefits from its own private entrance, leading into a particularly spacious reception room measuring approximately 18'4". Large windows with a south westerly aspect fill the room with plenty of natural light, while an attractive archway leads through to the well specified fitted kitchen. The kitchen features quartz worktops, an integrated dishwasher, a breakfast bar and ample space for a dining table. There is also direct access to a private balcony, providing a lovely outdoor space to relax and unwind.

Upstairs, there are two generous double bedrooms, with one bedroom benefiting from built in cupboards. The first floor is completed by a modern bathroom and a separate WC, adding an extra level of practicality.

The location is a real highlight, with Tottenham Hale Underground and Overground stations just moments away, providing excellent transport links including the Stansted Express. The property is also within easy reach of the River Lea, Walthamstow Wetlands and Walthamstow itself, offering plenty of green space, walking routes and local amenities.

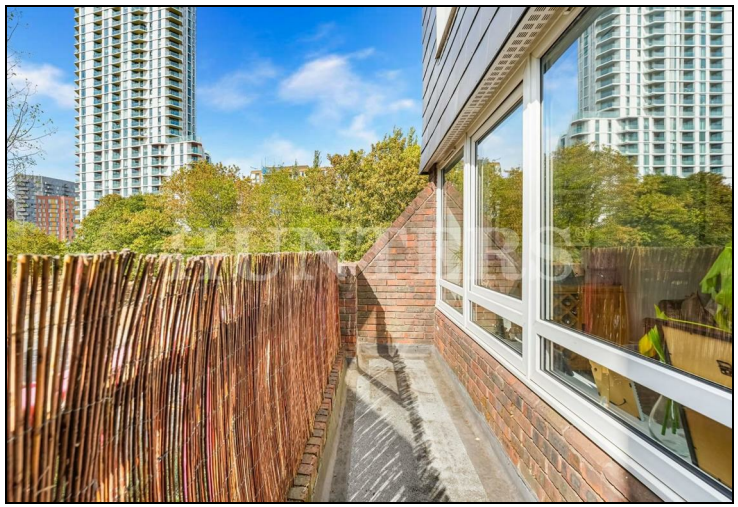
With its generous proportions, excellent transport links, private balcony and fantastic location, this is a wonderful opportunity to acquire a spacious split level home that is ready to move straight into.

Property information -

Service charge: £2463.69 pa
Ground rent: £10 pa
Lease: 125 years from 20th March 2006
Council tax band: C

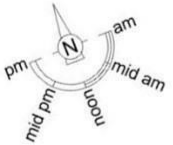
KEY FEATURES

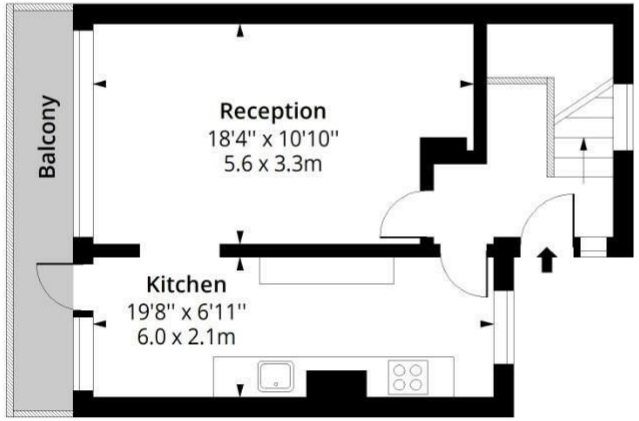
- Two double bedrooms
- Chain free
- Sole use balcony
- Own front door
- Fitted kitchen
- Ideal for first time buyers
- Moments from Tottenham Hale Station
- Stansted Express
- Perfectly positioned close to the River Lea and Walthamstow Wetlands
- Split level



Reedham Close N17

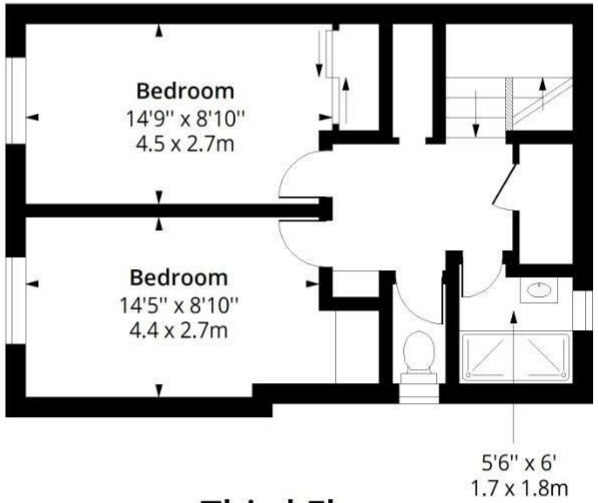
Approximate Gross Internal Area = 908 Sq Ft - 84.35 Sq M





Second Floor

Floor Area 424 Sq Ft - 39.39 Sq M



Third Floor

Floor Area 484 Sq Ft - 44.96 Sq M

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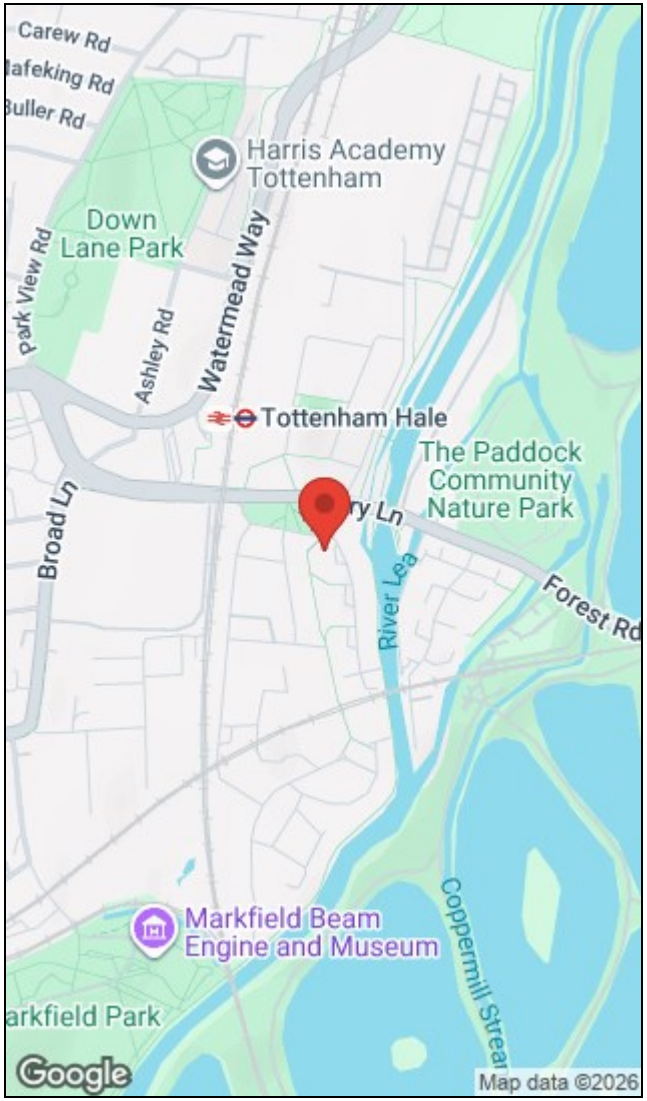
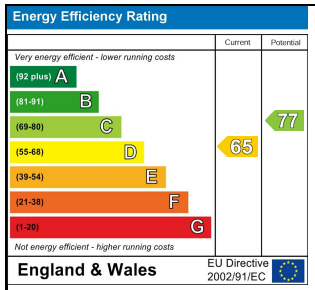
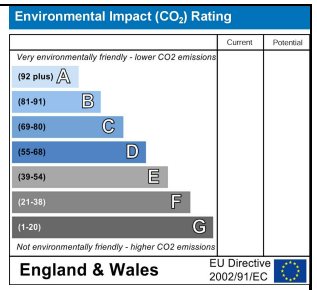
RICS Certified Property Measurer

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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