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Flat 14, Beaufort House Talbot Road, London, N15 4DR



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## Guide Price £300,000

Two Bedroom Flat in N15 – Ideal First Time Buy or Buy to Let Investment

Located in the ever popular N15 postcode, this two bedroom, one bathroom flat offers an excellent opportunity for buyers looking to put their own stamp on a property.

Requiring some updating, the flat is perfect for first-time buyers seeking an affordable entry point into the London market, or for investors searching for a strong buy to let option.

Inside, you'll find two well sized bedrooms, a separate living area, kitchen, and a family bathroom. With some renovation, this property has great potential to become a stylish and comfortable home.

Positioned just a short walk from excellent transport links, including nearby tube and Overground stations, commuting into Central London is quick and easy. The area also benefits from a fantastic selection of local shops, cafes, and amenities, making it a convenient and desirable location.

Key features:

- Two generous bedrooms
- Scope for modernisation
- Great investment potential
- Close to public transport
- Walking distance to shops and amenities
- Chain-free sale

Don't miss the chance to view – book your appointment today!

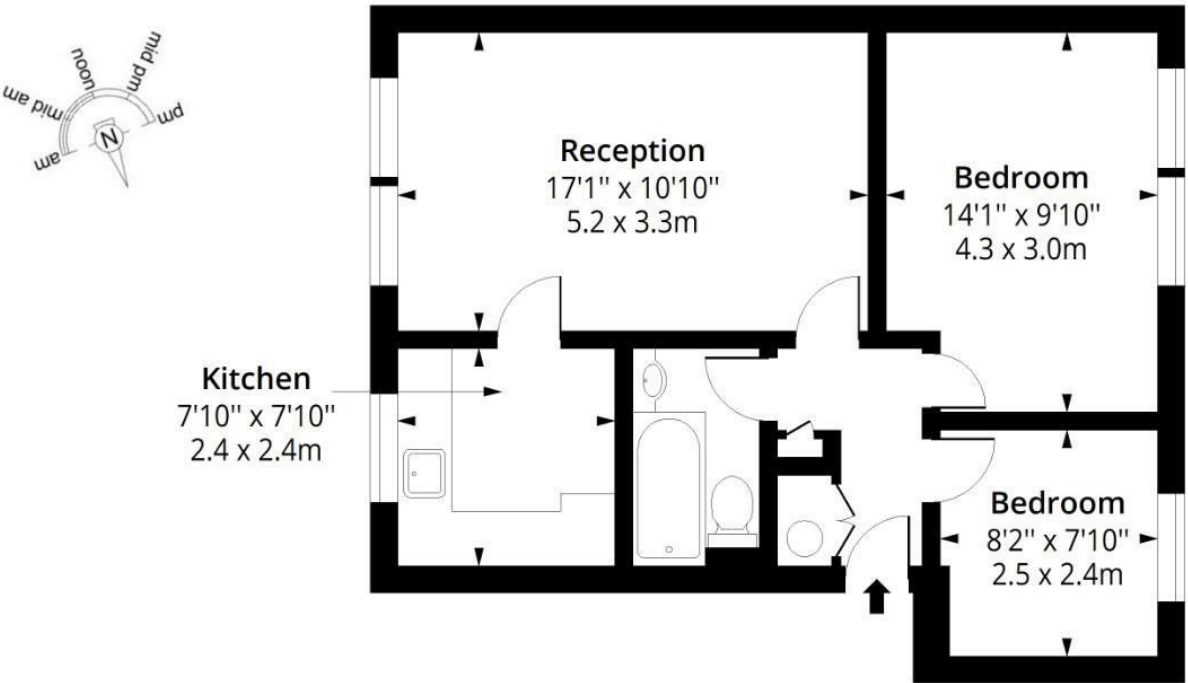
Share of freehold - Lease 946 years

Council tax band B

Service charge £1292 plus £152 reserve fund contribution Total £1444 PA

Hunters Tottenham 284 High Road, London, N15 4AJ | 0208 261 7570

tottenham@hunters.com | www.hunters.com



First Floor

Floor Area 558 Sq Ft - 51.84 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







