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Higham Road, London, N17

Guide Price £450,000



This fantastic spacious and light two double bedroom garden flat is situated on the popular Higham Road N17

Beautiful period features such as original stripped and Varnished floors and a gorgeous fireplace. The living accommodation consists of an impressive 24 Ft open plan kitchen diner, two double bedrooms, a fitted family bathroom, the property comes with the added benefit of well-maintained part decked sole use south facing rear garden.

Situated in one of London's oldest and impressive neighbourhoods, Higham Road has a natural community feel and perfectly situated to access local bars, eateries, taverns, entertainment and two of the best open green spaces in North London; the award-winning Downhills Park and the Lordship Recreation Grounds with their own cafés, woodlands and hub community space will give you plenty to do.

Conveniently located to access the local transport as the popular Seven Sisters (Victoria Line Underground) & BR are both close. You also get the Turnpike Lane Underground St (Piccadilly Line Zone 3) and Bruce Grove BR as well as the Hail and Ride bus service, which takes you to Tottenham Hale Station, Shopping Retail Park as well as the Wood Green station and shopping complex.

Share of freehold

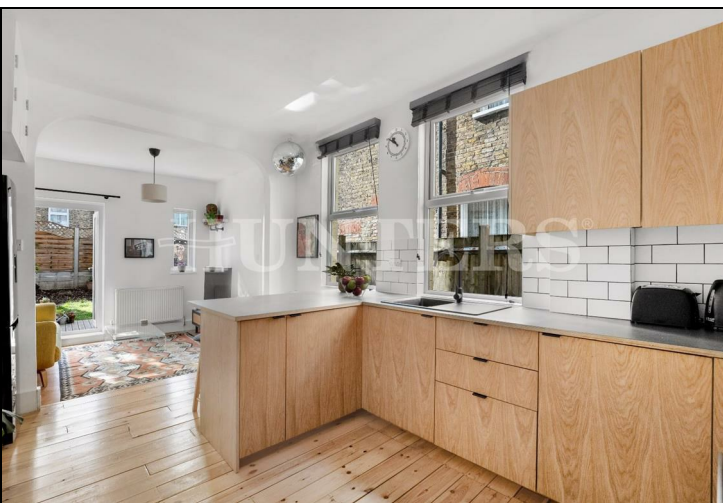
Lease - 112 years

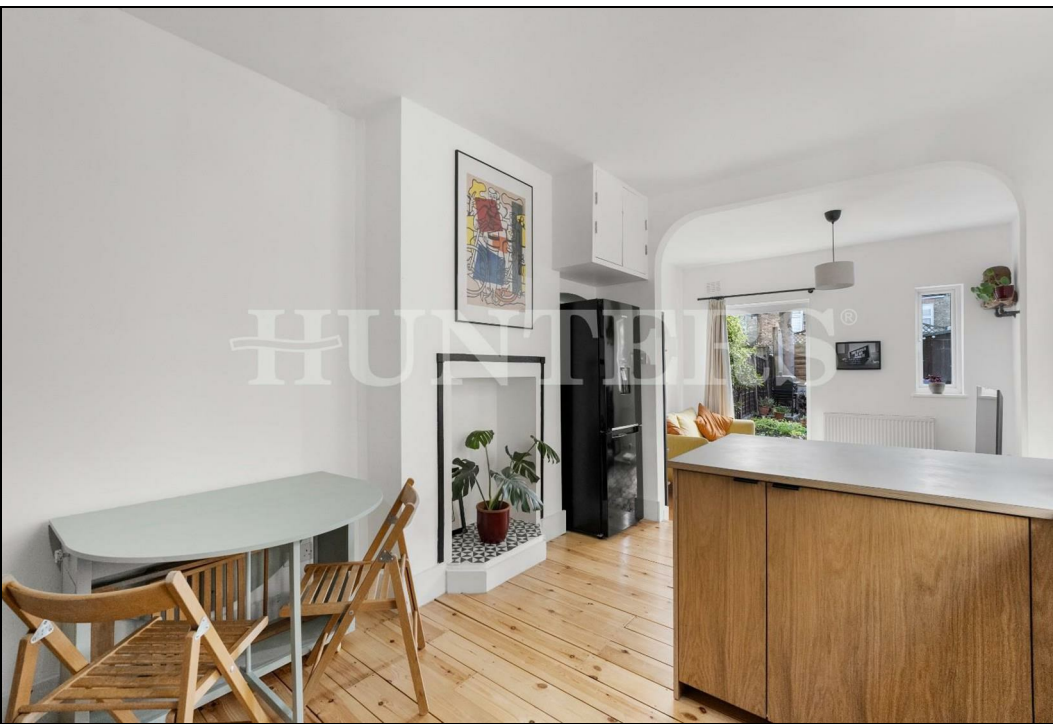
No service charge or Ground rent



KEY FEATURES

- Two bedroom ground floor Victorian conversion
- Sole use south facing garden
- Open plan kitchen/reception
- Stripped and varnished floors
 - Original fireplace
 - Bruce Grove (British Rail)
- Seven Sisters Victoria Line and Underground
- 20 Acre Lordship Recreational Grounds
 - EPC Rating C

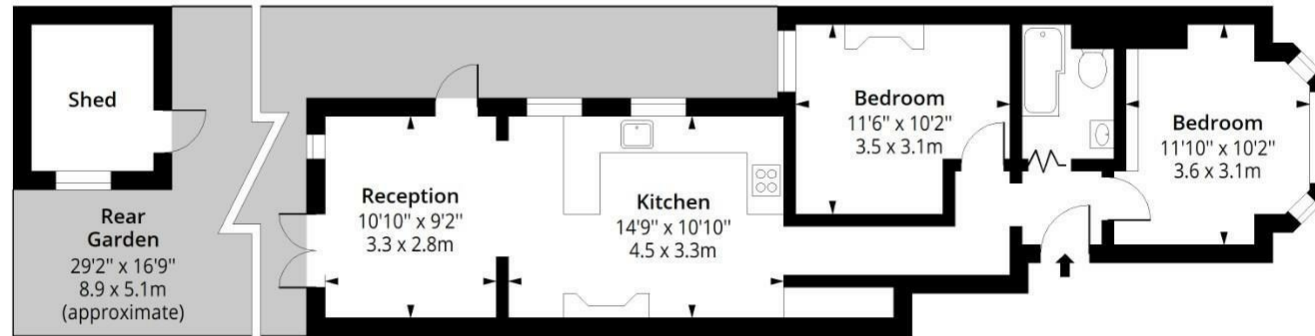
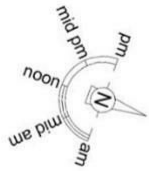






Higham Road, N17

Approximate Gross Internal Area = 609 Sq Ft - 56.58 Sq M

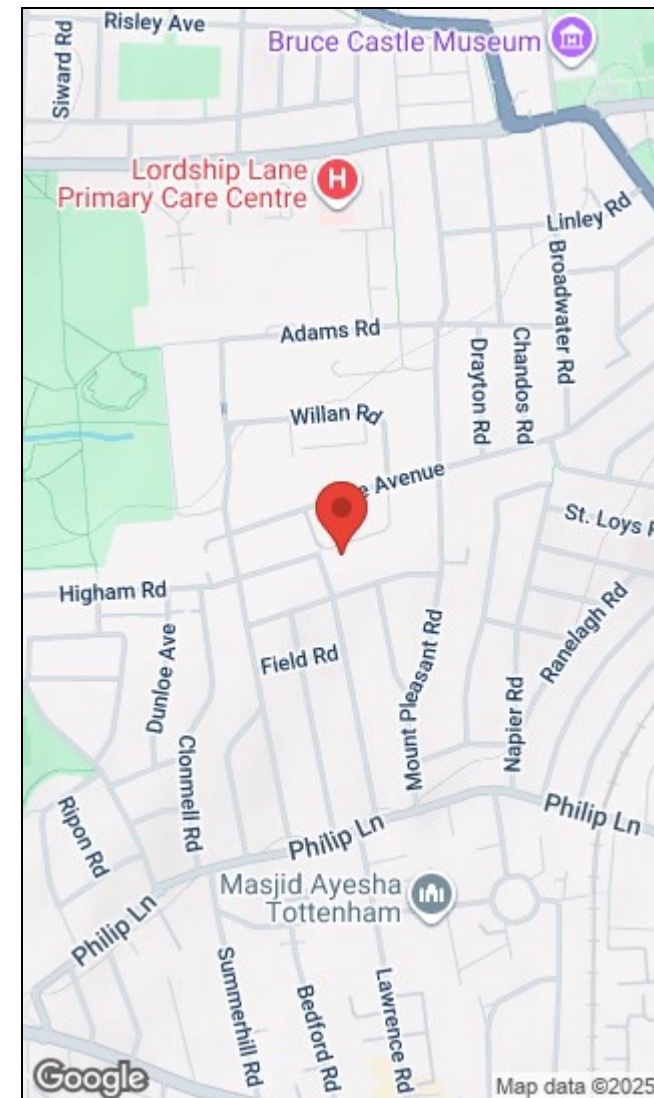


Ground Floor

Floor Area 609 Sq Ft - 56.58 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	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	73	78	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	70	78
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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