



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Tynemouth Road, London, N15

## Offers In Excess Of £300,000



A well-presented one bedroom purpose built flat on the second (top) floor, situated equidistant between Seven Sisters and Tottenham Hale stations. This wonderful apartment is ideal for first-time buyers, offering excellent transport links and proximity to local amenities.

The property features a separate kitchen and reception area, a spacious lounge, a double bedroom with built-in wardrobe, and a modern three-piece bathroom suite. The flat is double glazed throughout and benefits from gas central heating.

Ideally located within a short walk to both Seven Sisters (under 5 minutes) and Tottenham Hale (under 6 minutes), the property provides fast and easy access to King's Cross (10 minutes) and Liverpool Street (20 minutes). Tottenham Hale Retail Park is also nearby, offering a wide selection of shops and cafés.

Residents can enjoy the vibrant local community, with highlights including Tottenham Green Market, the Bernie Grant Arts Centre, High Cross and Tottenham Leisure Centre. Green spaces such as Markfield Park, the Lea Valley Canal, and Tottenham Marshes are all close by, offering peaceful outdoor escapes.

Service charge: £135 per month, includes sinking fund, building insurance and cleaning of the communal areas.

Lease : 189 Years from the 03/06/1991

Council tax band: C



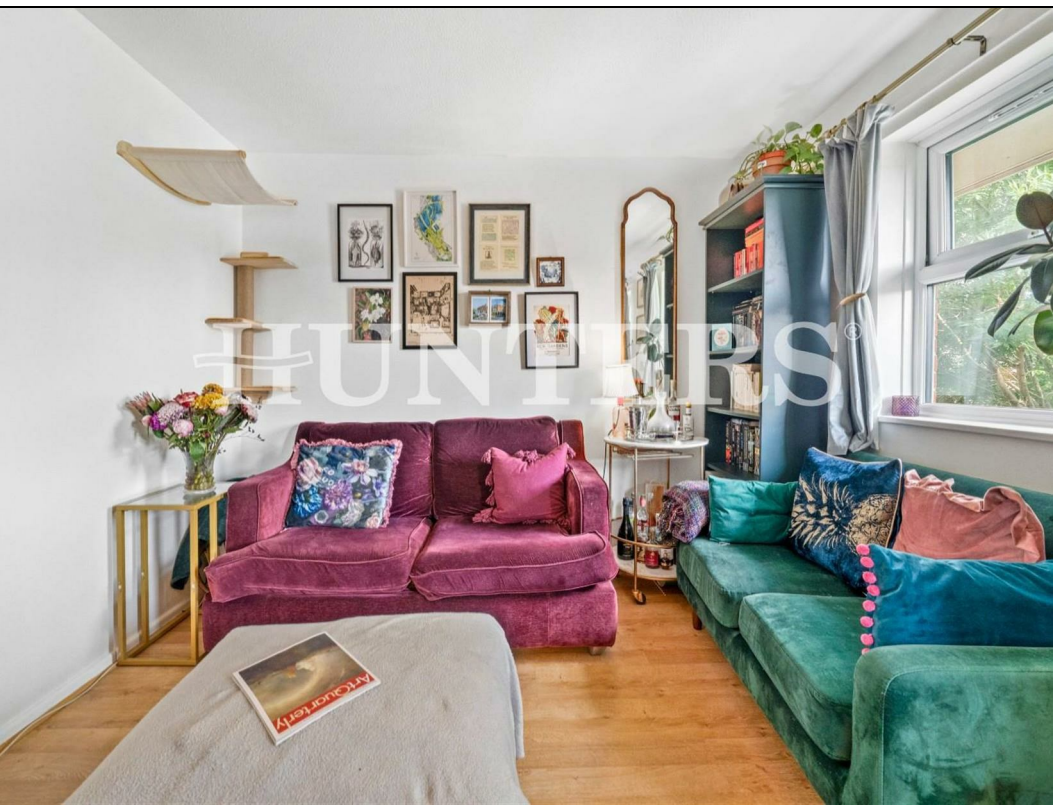


## KEY FEATURES

- Top floor
- Fitted kitchen
- Close to shops and amenities
- Seven Sisters (Victoria Line) and British Rail and Tottenham Hale stations
- Built in wardrobes
- Excellent storage
- EPC rating C
- Loft access
- Perfect for first time buyers





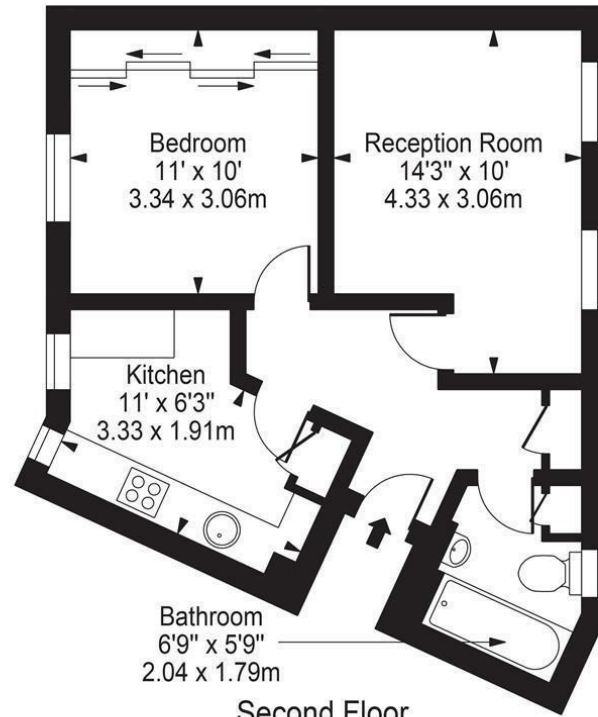








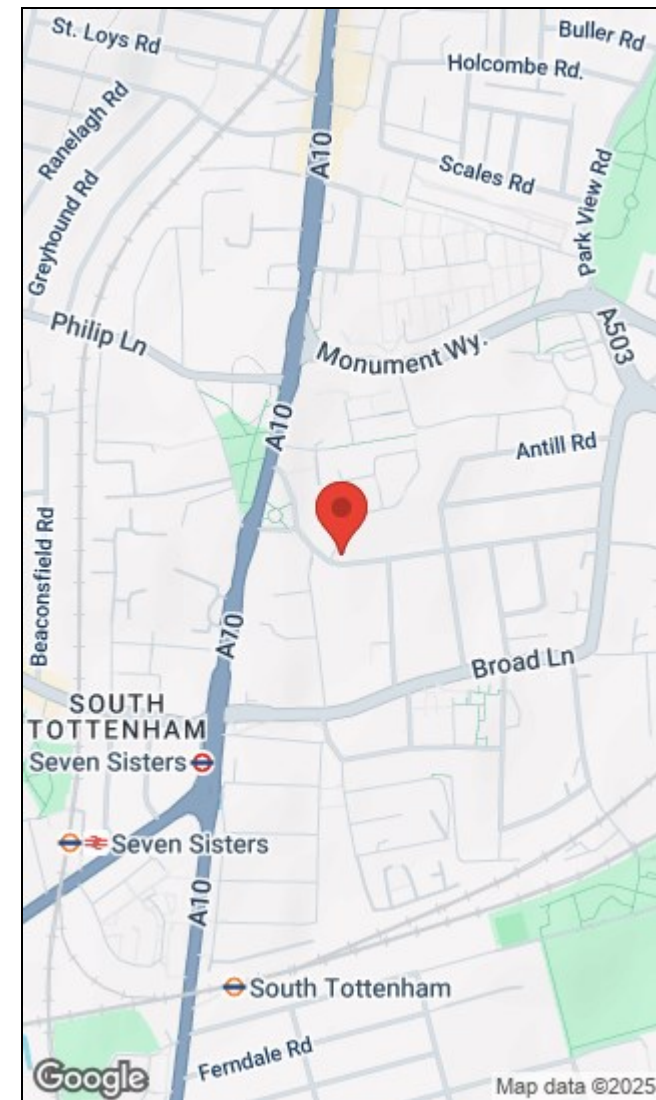
Yeats Court,  
Tynemouth Road, N154UE  
Approx. Gross Internal Area 460 Sq Ft - 42.73 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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		
	70	77			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.