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# Lauriston Apartments, Tottenham, N17

Asking Price £365,000



Located within the conveniently located Lauriston Apartments development, this well presented two bedroom flat offers comfortable living space and comes with the significant advantage of a long 168 year lease.

The property has been updated by the current long standing owners and features a stylish new kitchen, two good sized bedrooms with storage options, a relatively new boiler still under warranty and attractive wooden flooring throughout, creating a modern and welcoming home that is ready to move straight into.

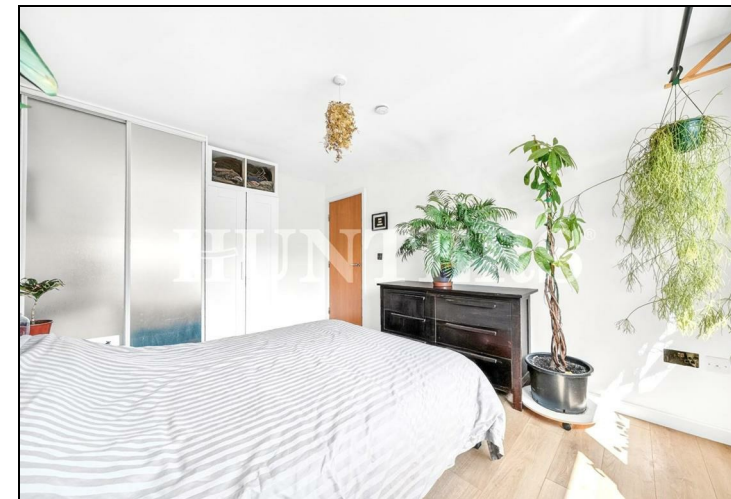
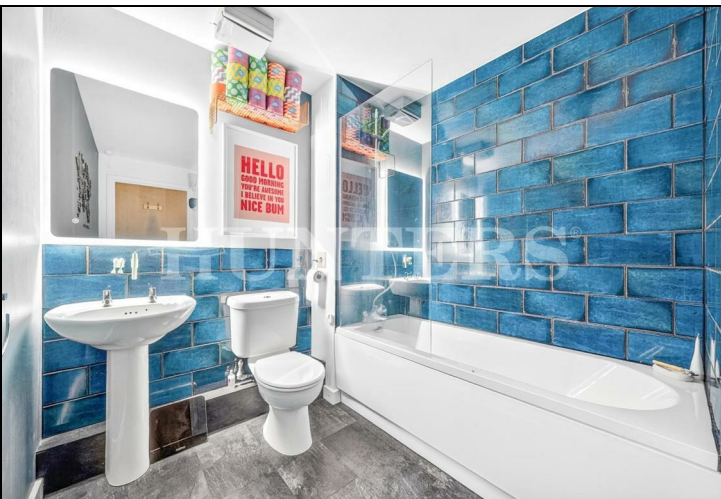
The apartment is ideally placed for everyday convenience, with a great selection of local shops, supermarkets, cafés and restaurants all within easy reach. Tottenham High Road and the amenities around Seven Sisters are approximately 0.5 miles away, while the wider shopping and leisure facilities at Tottenham Hale can be reached in around 1 mile.

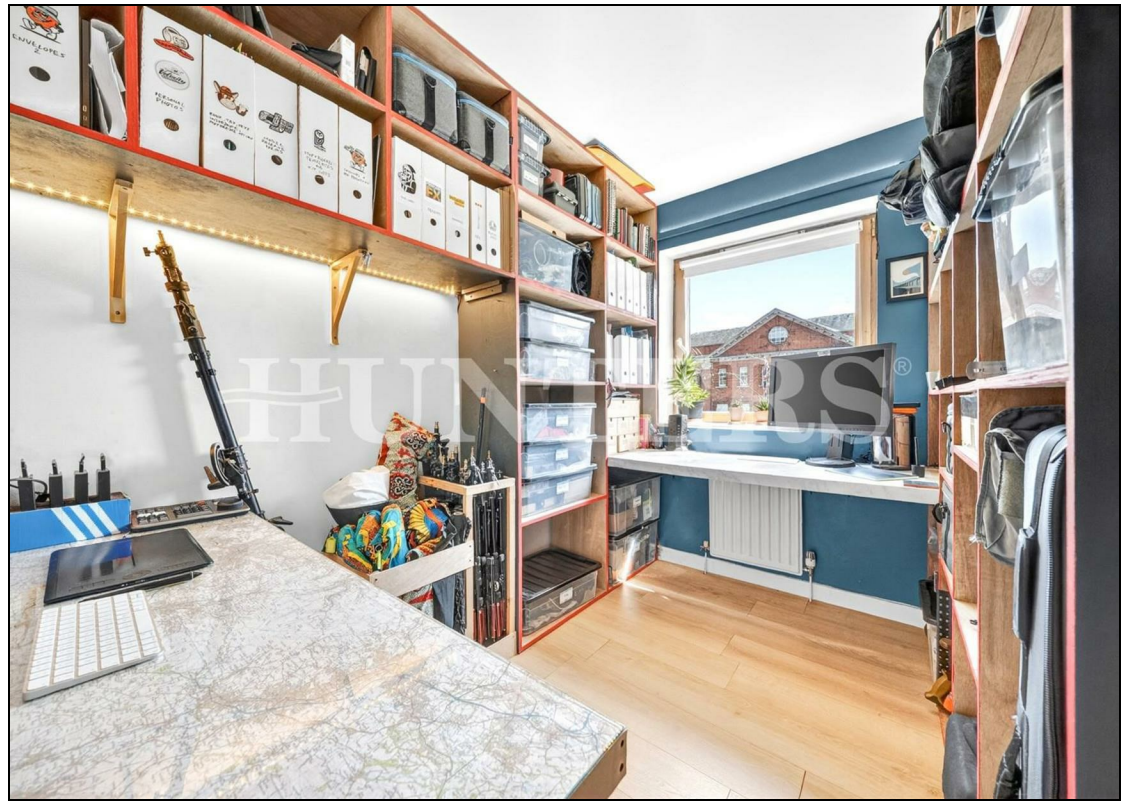
For commuters, the location is particularly appealing, with Bruce Grove Overground Station approximately 0.4 miles away and Seven Sisters Underground and Overground Station around 0.8 miles away, offering quick and easy access into Central London and the City. The property also benefits from being close to several green spaces, including the beautiful Walthamstow Wetlands, approximately 1 mile away, as well as Downhills Park and Lordship Recreation Ground, providing plenty of opportunities to enjoy the outdoors.

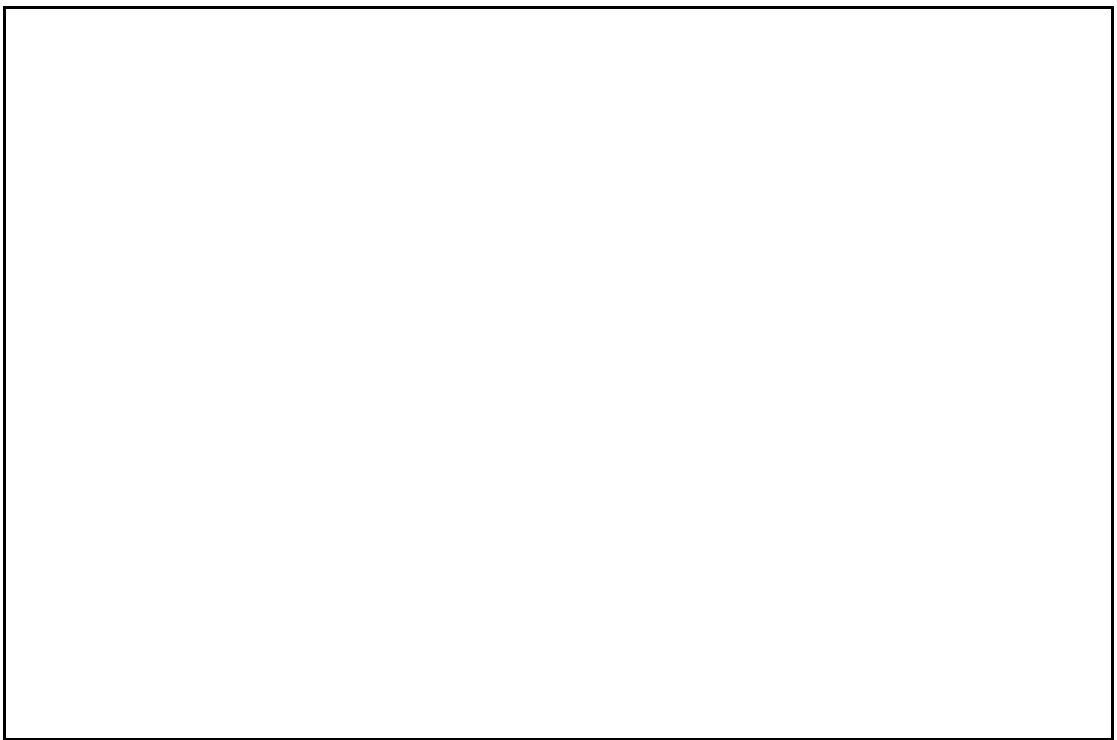
Lease remaining - 168 years  
Service charge - £175.83 pcm  
Ground rent - Peppercorn - £0

## KEY FEATURES

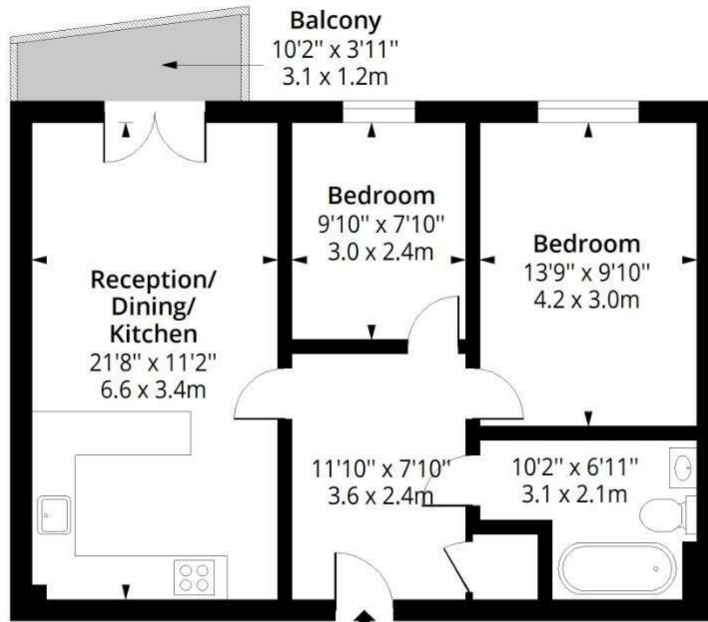
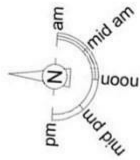
- Two bedroom apartment
  - New kitchen
  - Boiler still under warranty
  - Wooden flooring throughout
- Under a mile to both Seven Sisters and Bruce Grove train stations
- Very close to shops and amenities
  - Long lease
  - Council tax - C
  - EPC - C





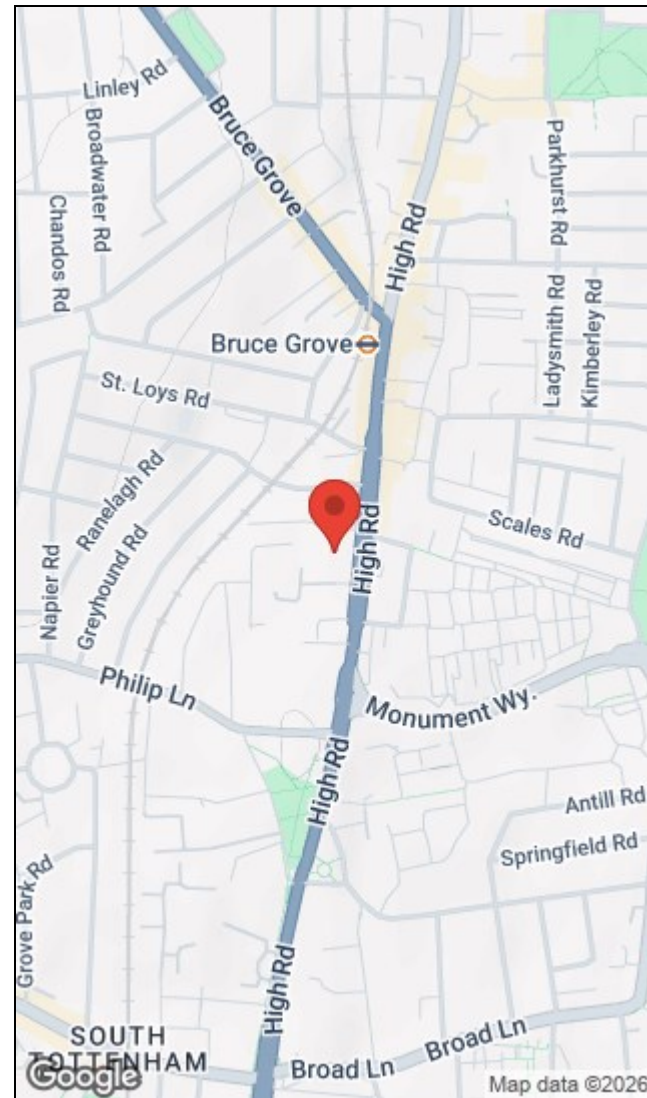


Lauriston Apartments N17 Approximate Gross Internal Area = 654 Sq Ft - 60.76 Sq M



**Second Floor**

Floor Area 654 Sq Ft - 60.76 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	
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>78</b>	<b>78</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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