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# Chalkley House, London, N15

## Offers In Excess Of £400,000



This spacious well presented two bedroom second floor flat offers approximately 858 sq ft of bright and well proportioned living space, set in the heart of N15 only a 6 minute walk to Seven Sisters station, connecting you to Central London via the Victoria Line and National Rail services within 15 minutes.

The property benefits from a well sized reception room with ample natural light and wooden flooring throughout, a modern white and black flint integrated kitchen provides plenty of storage and worktop space.

The two double bedrooms provide enough room for storage options, carpeted throughout and are well lit given their south facing orientation, the three piece bathroom suite completes the internal area. The property also benefits from south facing balcony providing some private outside space.

Ideally located, the flat is just a short distance from the open green spaces of Down Lane Park and Walthamstow Wetlands providing ambient walks and nature views. The surrounding area also offers a growing selection of local cafés, supermarkets, shops and amenities, making this an attractive option for both homeowners and investors alike.

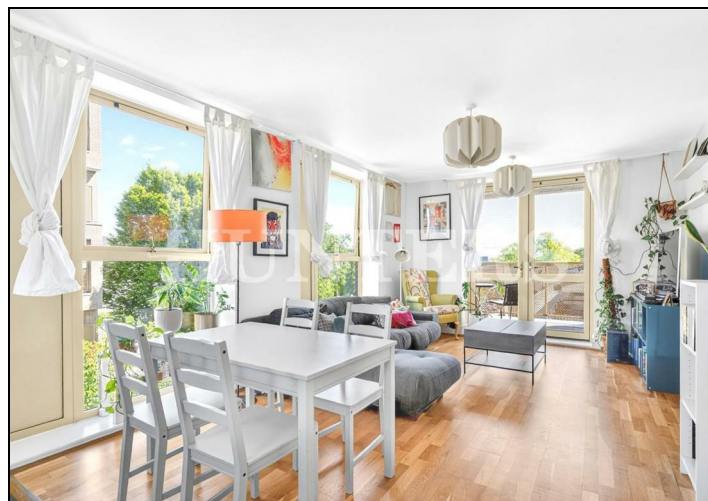
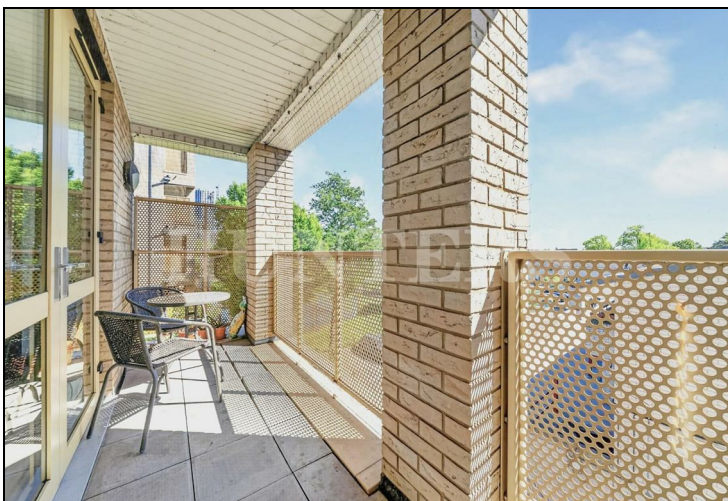
Service charge and Ground rent - £306.27 pcm

Ground rent -Although paid monthly within the service charge, the ground rent is £300 for the first 25 years of the term, after which it doubles every subsequent 25 years.

Lease length - 115 years remaining

## KEY FEATURES

- Two double bedrooms with south facing orientation
  - Large open plan living area
    - Fitted kitchen
    - South facing private balcony
- 6 minute walk to Seven Sisters station (Victoria Line/National Rail)
- 10 minute walk to Tottenham Hale station - (Victoria Line/National Rail/Stanstead Express)
  - Council tax - C
  - EPC - B

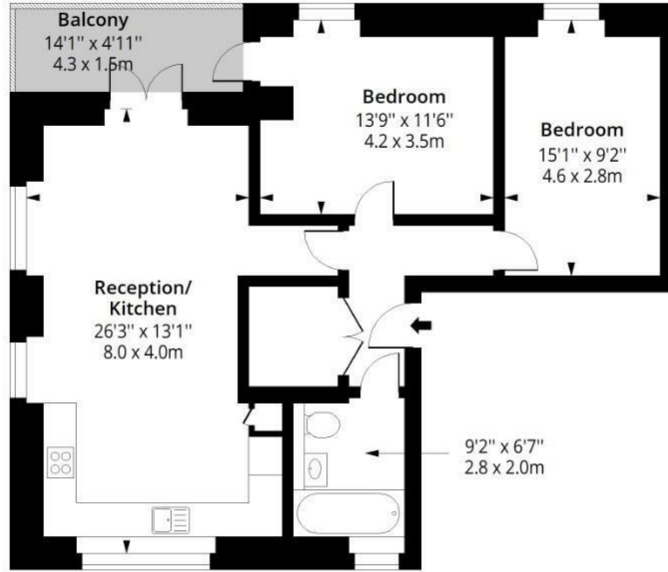
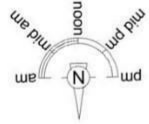




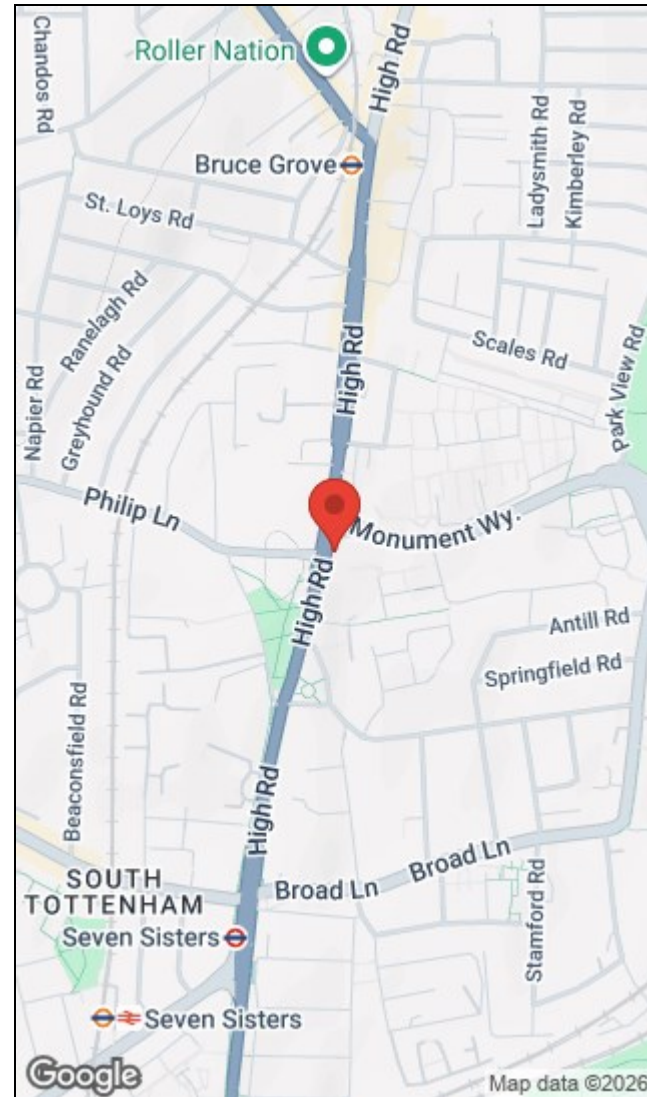


# Chalkley House N15

Approximate Gross Internal Area = 858 Sq Ft - 79.71 Sq M



**Second Floor**  
Floor Area 858 Sq Ft - 79.71 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>81</b>	<b>81</b>		
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



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