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Morland Place, London, N15

Offers In Excess Of £475,000



Chain Free!

Situated just off Kirkton Road, N15, this three-bedroom end-of-terrace townhouse offers versatile living space arranged over three floors. The current owner has adapted the property to include a fourth bedroom, providing additional flexibility for families or sharers.

Key Features:

Ground Floor: Open-plan kitchen and reception area with a convenient ground-floor WC.

First Floor: Three bedrooms and a family bathroom.

Top Floor: Fourth bedroom with eaves storage, perfect for a guest room, home office, or additional living space.

Location Highlights:

Nestled in South Tottenham, the property benefits from a vibrant local scene with an array of shops, popular cafés, and eateries.

Excellent transport links with Seven Sisters Station nearby, making commuting across London seamless.

Green spaces such as Chestnuts Park and Downhills Park are within easy reach, offering peaceful retreats for walks, picnics, or outdoor activities.

Being chain-free, this home allows for a smooth and hassle-free move-in experience.

If you're looking for a property that combines space, convenience, and potential in a thriving area, this could be the perfect home for you!

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KEY FEATURES

- Three bedroom town house
 - End of terrace
- Open plan kitchen reception
 - Ground floor w.c
 - First floor bathroom
- Seven Sisters Station (Underground & British Rail)
 - Chain free
 - EPC Rating: C

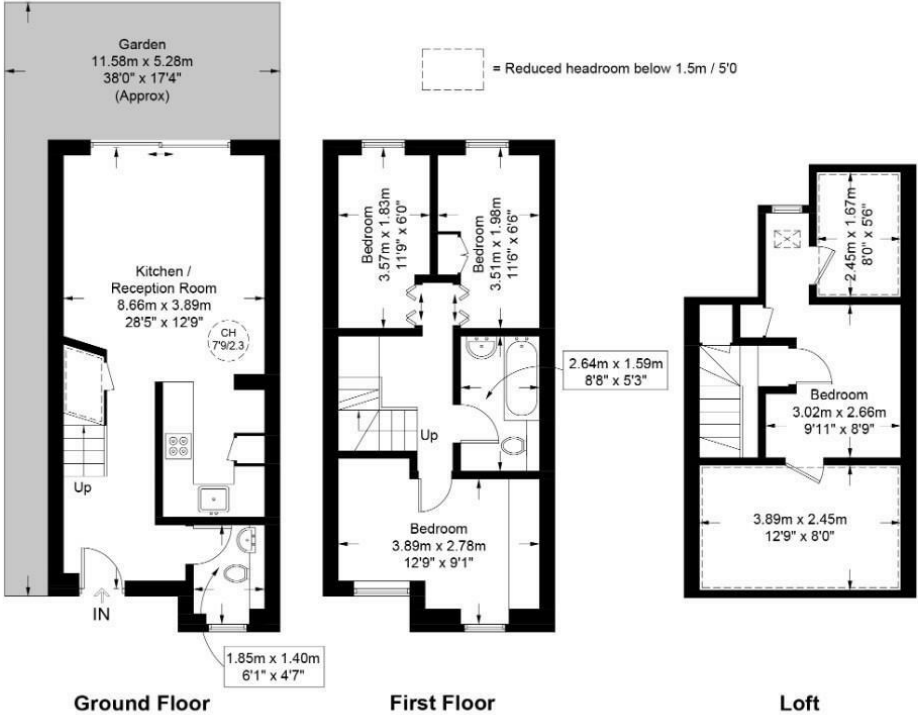
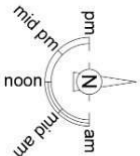




Morland Place, N15

Approximate Gross Internal Area = 1049 sq ft / 97.5 sq m

Restricted Height = 159 sq ft / 14.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
74		86			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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