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Talbot Road, London, N15

Guide Price £300,000



Two Bedroom Flat in N15 – Ideal First Time Buy or Buy to Let Investment

Located in the ever popular N15 postcode, this two bedroom, one bathroom flat offers an excellent opportunity for buyers looking to put their own stamp on a property.

Requiring some updating, the flat is perfect for first-time buyers seeking an affordable entry point into the London market, or for investors searching for a strong buy to let option.

Inside, you'll find two well sized bedrooms, a separate living area, kitchen, and a family bathroom. With some renovation, this property has great potential to become a stylish and comfortable home.

Positioned just a short walk from excellent transport links, including nearby tube and Overground stations, commuting into Central London is quick and easy. The area also benefits from a fantastic selection of local shops, cafes, and amenities, making it a convenient and desirable location.

Key features:

- Two generous bedrooms
- Scope for modernisation
- Great investment potential
- Close to public transport
- Walking distance to shops and amenities
- Chain-free sale

Don't miss the chance to view – book your appointment today!

Share of freehold - Lease 946 years

Council tax band B

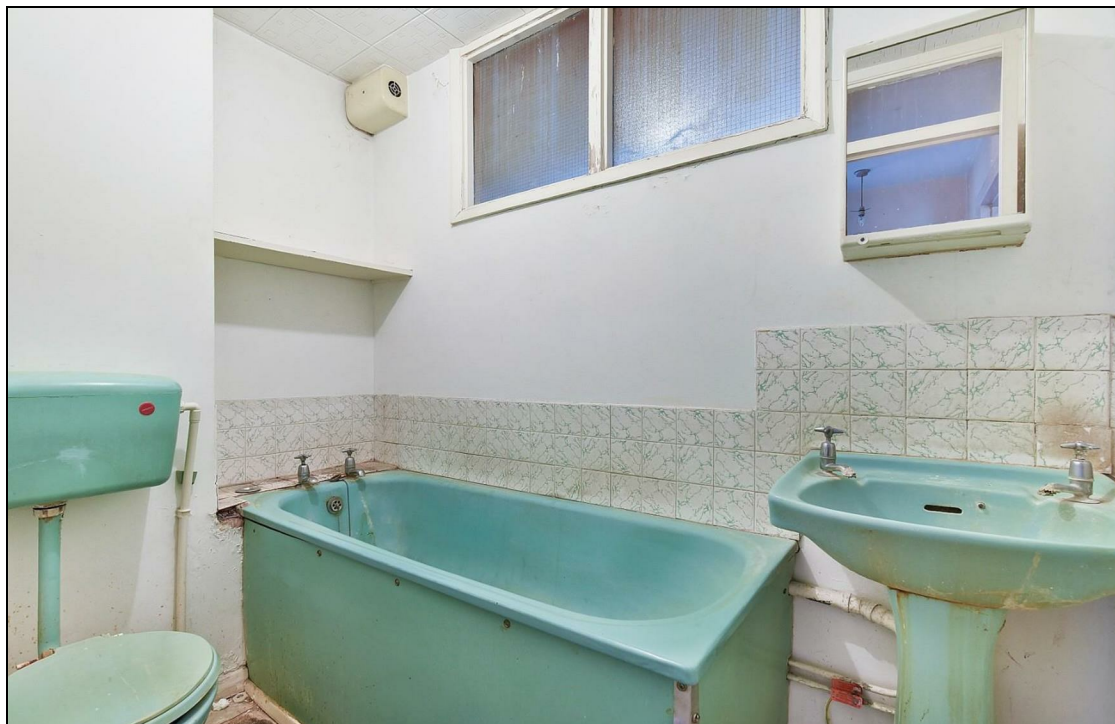
Service charge £1292 plus £152 reserve fund contribution Total £1444 PA

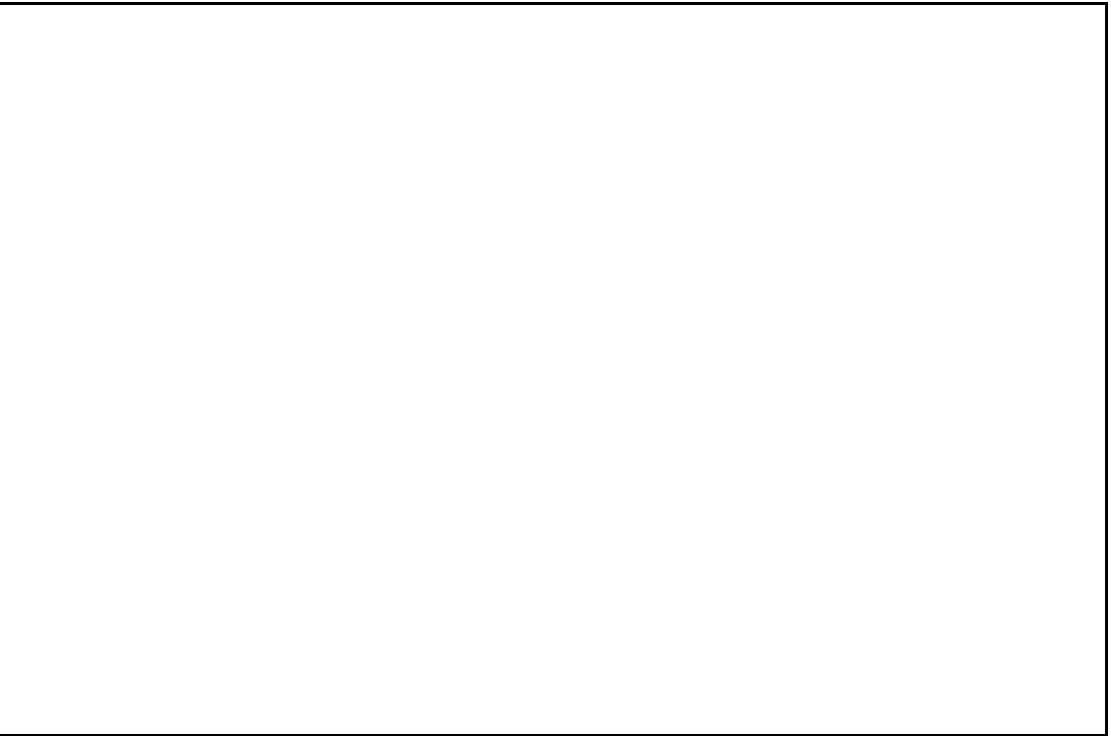
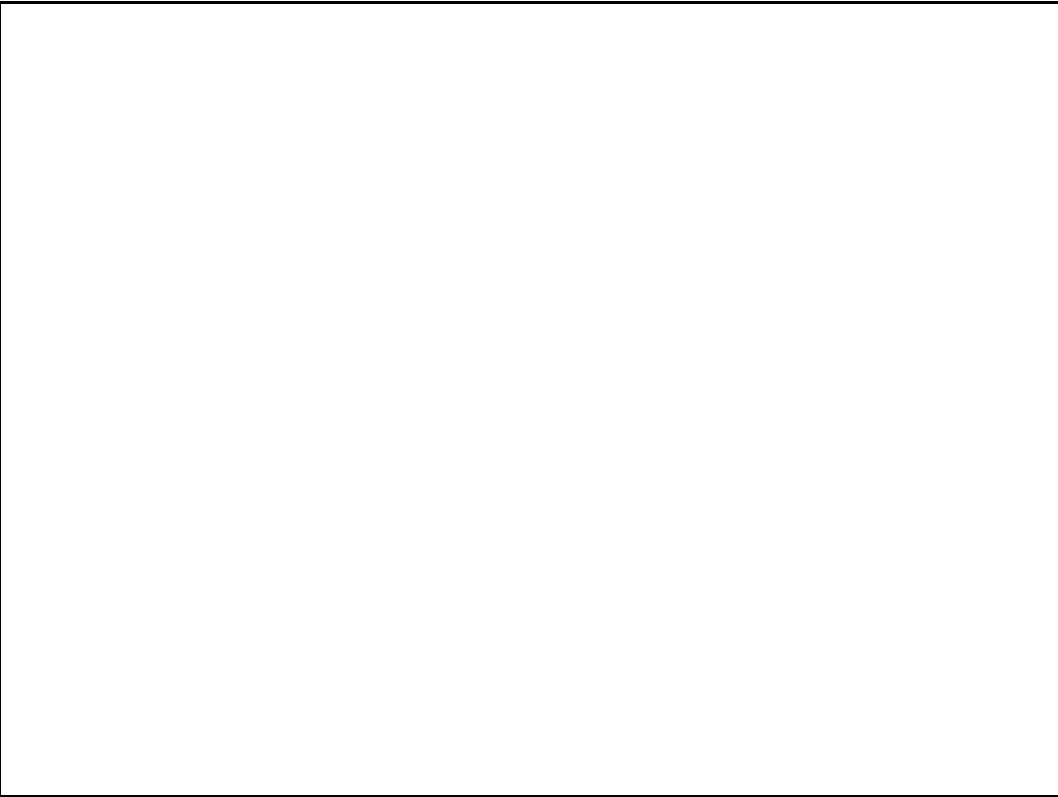


KEY FEATURES

- Share of Freehold
- Two bedroom
- Close to shops and amenities
- Seven Sisters (Victoria Line) and British Rail and Tottenham Hale stations
- EPC rating C
- Perfect for first time buyers
- 946 years lease

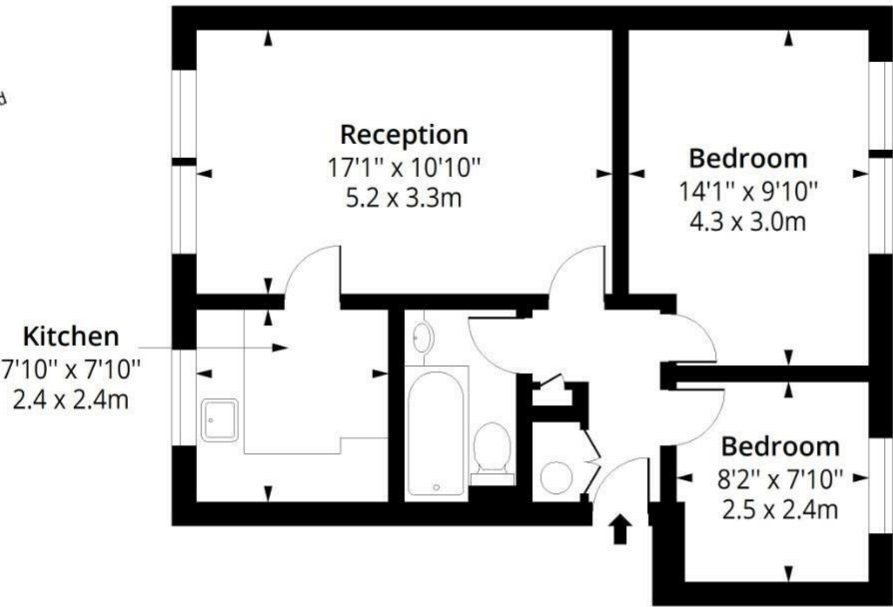
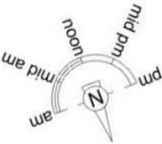






Beaufort House, N15

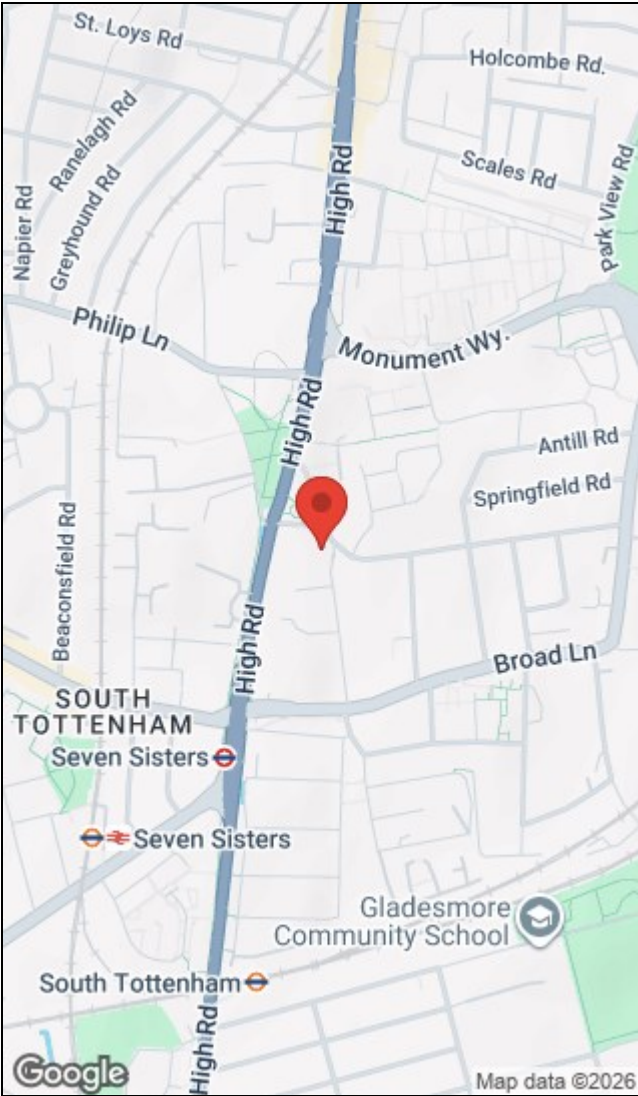
Approximate Gross Internal Area = 558 Sq Ft - 51.84 Sq M



First Floor
Floor Area 558 Sq Ft - 51.84 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 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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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