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Tynemouth Road, London, N15

Asking Price £310,000



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

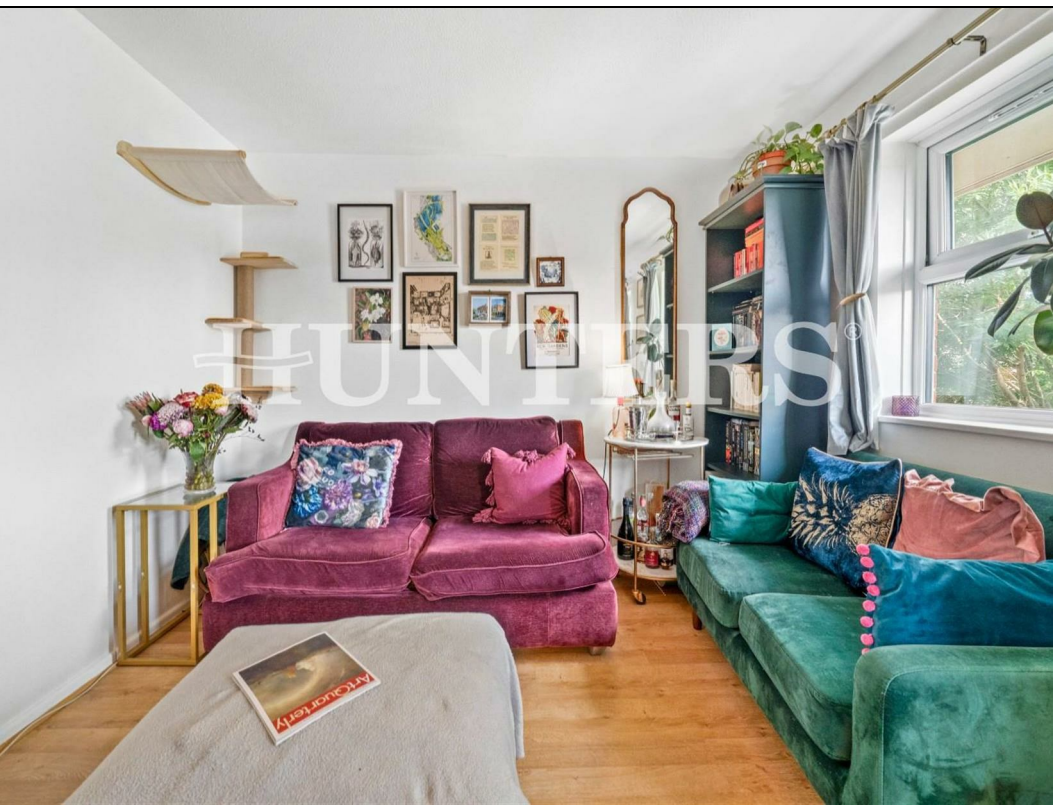
Council tax band: C



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

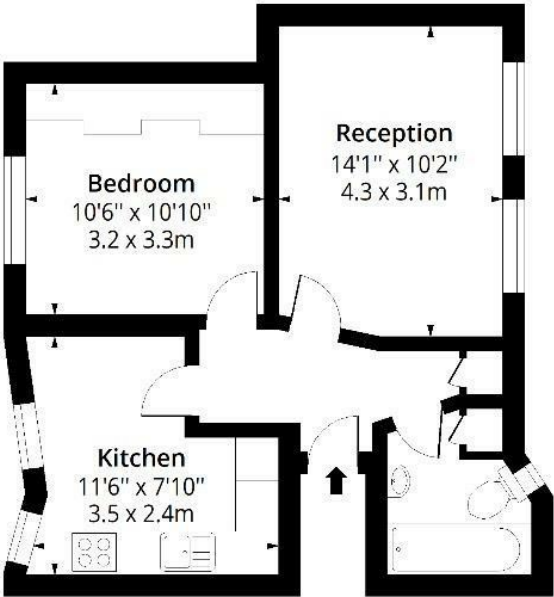
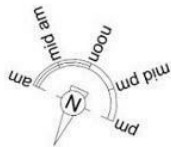






Yeats Court, N15

Approximate Gross Internal Area = 483 Sq Ft - 44.83 Sq M

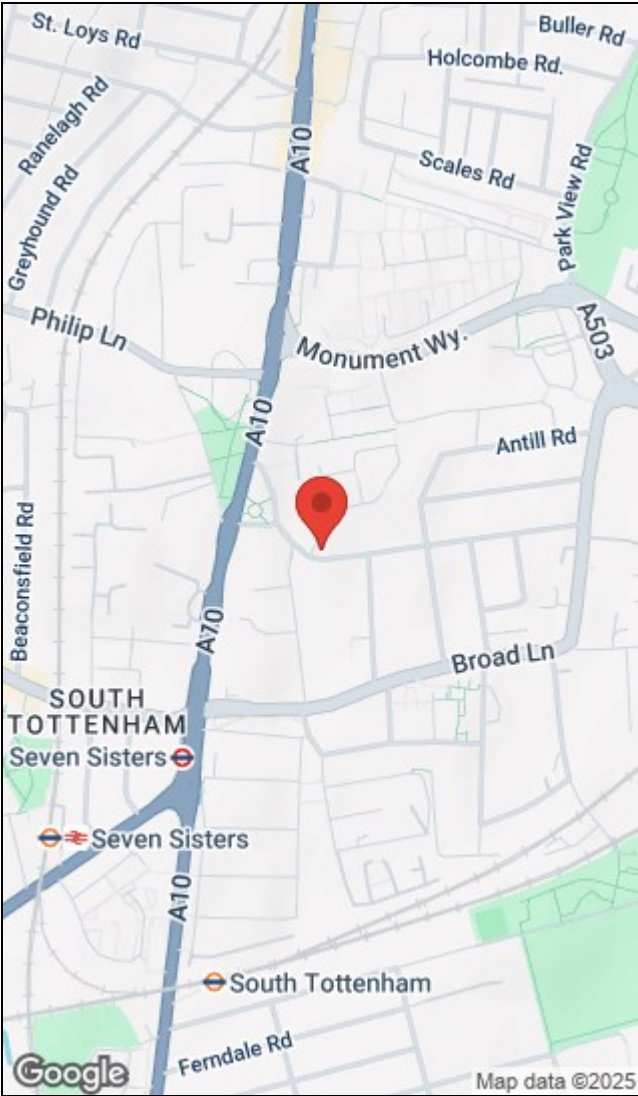


Second Floor
Floor Area 483 Sq Ft - 44.87 Sq M



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.

Date: 6/21/2025



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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