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# Hale Gardens, London, N17

## Guide Price £400,000

Guide Price £400,000 - £420,000

Beautifully refurbished three bedroom split-level flat situated within Hale Gardens, N17, offering stylish and well proportioned accommodation arranged over two floors. Presented in excellent condition throughout, the property provides a contemporary and ready to move into home, ideal for families, professional couples or those looking for a spacious property with a practical layout.

The accommodation comprises three well proportioned bedrooms, a bright and welcoming reception space and a modern fitted kitchen with a range of integrated appliances. Further benefits include a convenient downstairs WC, adding practicality for everyday living, while the property has been refurbished to provide a modern finish throughout. The split-level arrangement creates a natural separation between the living and sleeping areas.

To the rear is a private east facing paved garden, providing an attractive outdoor space for relaxing, entertaining and enjoying the morning and daytime sun. Located within Hale Gardens, the property is well placed for amenities with Tottenham Retail Park less than a 5 minute walk away and transport links including Tottenham Hale station, connecting you to central London within 15 minutes, and Stansted Express train connecting you to Stansted Airport within 35 minutes. While the nearby Walthamstow Wetlands and River Lea provide an option for green spaces.

Lease remaining - 120 year lease
Service charge - £1605.04 per year
Ground rent - £10 per year



## KEY FEATURES

- Three bedroom
- Split-level
- 5 minute walk to Tottenham Hale Station
- 5 minute walk to Tottenham Retail Park
- Newly refurbished
- Downstairs WC
- East facing private garden
- EPC - TBA







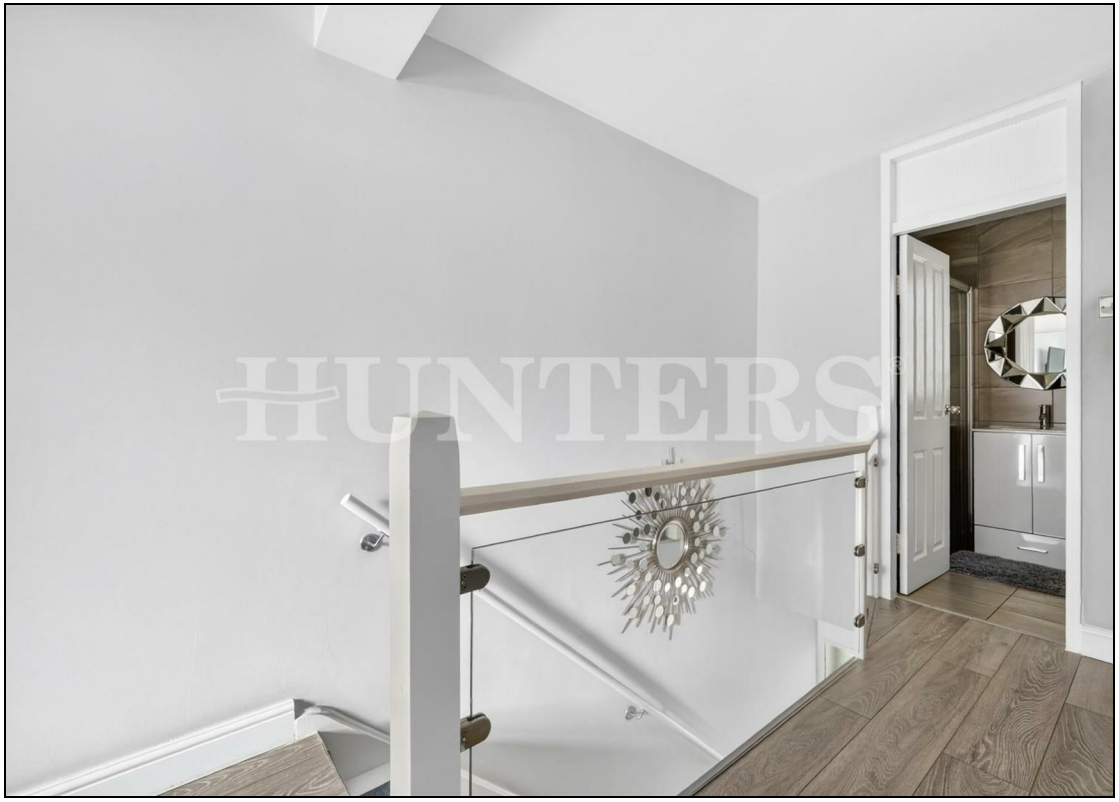










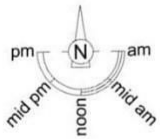


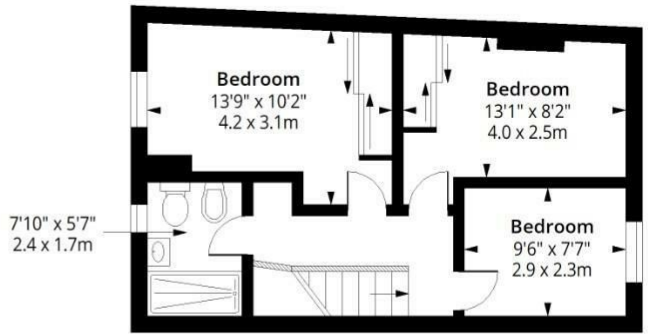




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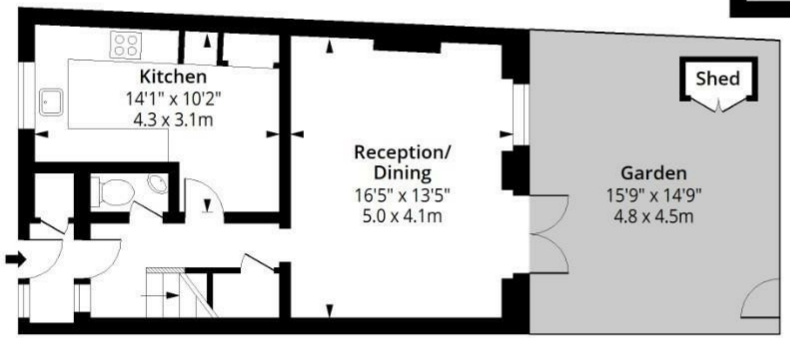
**Approximate Gross Internal Area =** 945 Sq Ft - 87.79 Sq M




## First Floor

Floor Area 471 Sq Ft - 43.76 Sq M



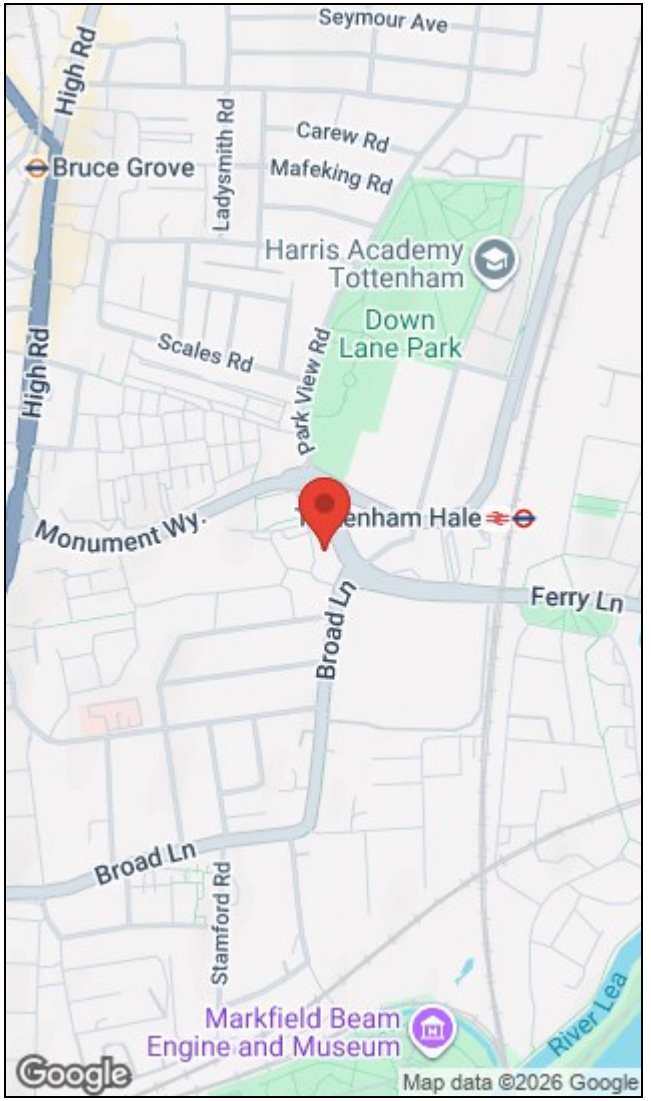

## Ground Floor

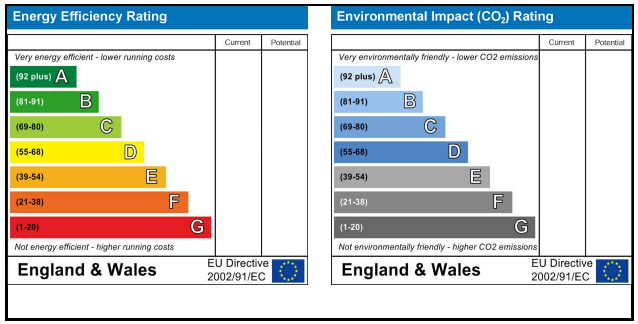
Floor Area 474 Sq Ft - 44.03 Sq M

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RICS Certified Property Measurer

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.








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The Property Ombudsman

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