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Mulberry House, Tottenham, N15

Asking Price £315,000



Situated on the second floor, this well presented one bedroom apartment offers a bright, contemporary living in a highly sought after N15 location. Designed to maximise natural light throughout, the property features a spacious open plan reception and kitchen area, creating an ideal setting for both everyday living and entertaining.

A particular highlight of the home is the generous private balcony, providing ample space for outdoor dining and seating, perfect for relaxing and enjoying the outdoors. While the modern kitchen is finished with integrated appliances and sleek finishes, complementing the property's stylish interior.

Ideally positioned within easy reach of Tottenham Hale Station and Seven Sisters Station, the apartment benefits from excellent transport connections into Central London and beyond. Residents can also enjoy a wide range of local amenities, including shops, cafés, restaurants, and nearby green spaces.

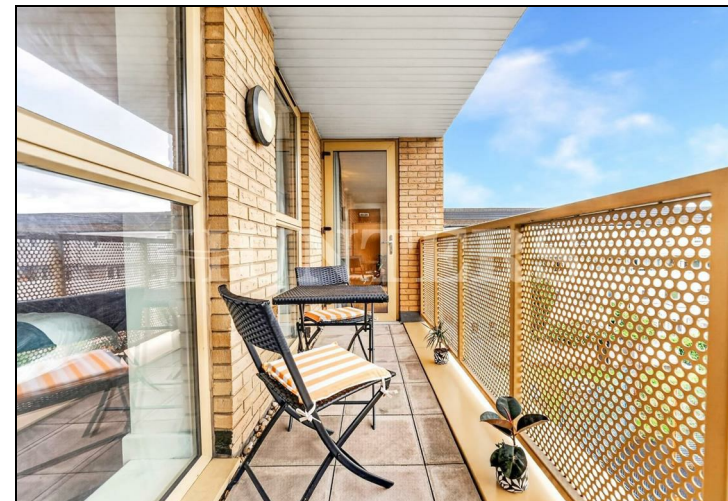
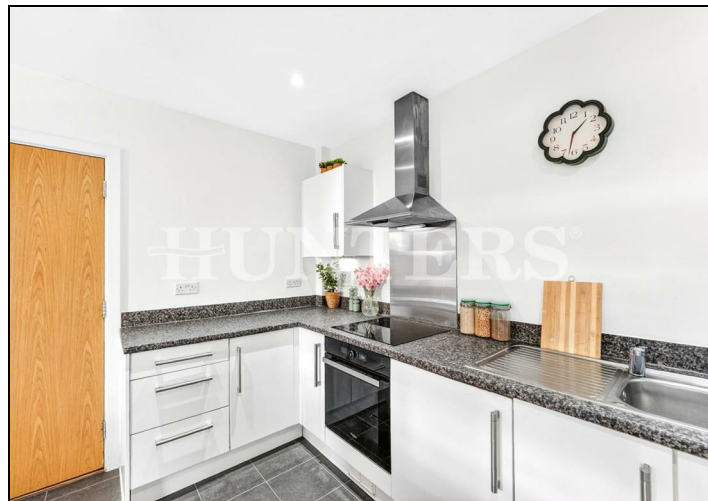
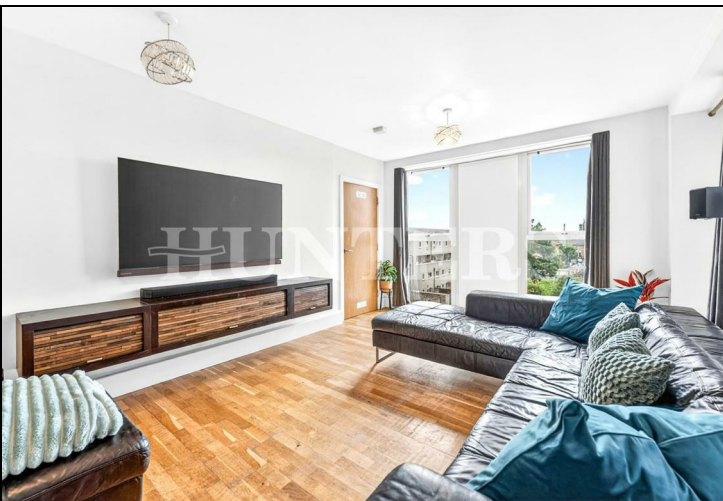
This exceptional property presents an excellent opportunity for first time buyers and professionals seeking a well connected home in a vibrant and rapidly evolving North London neighbourhood.

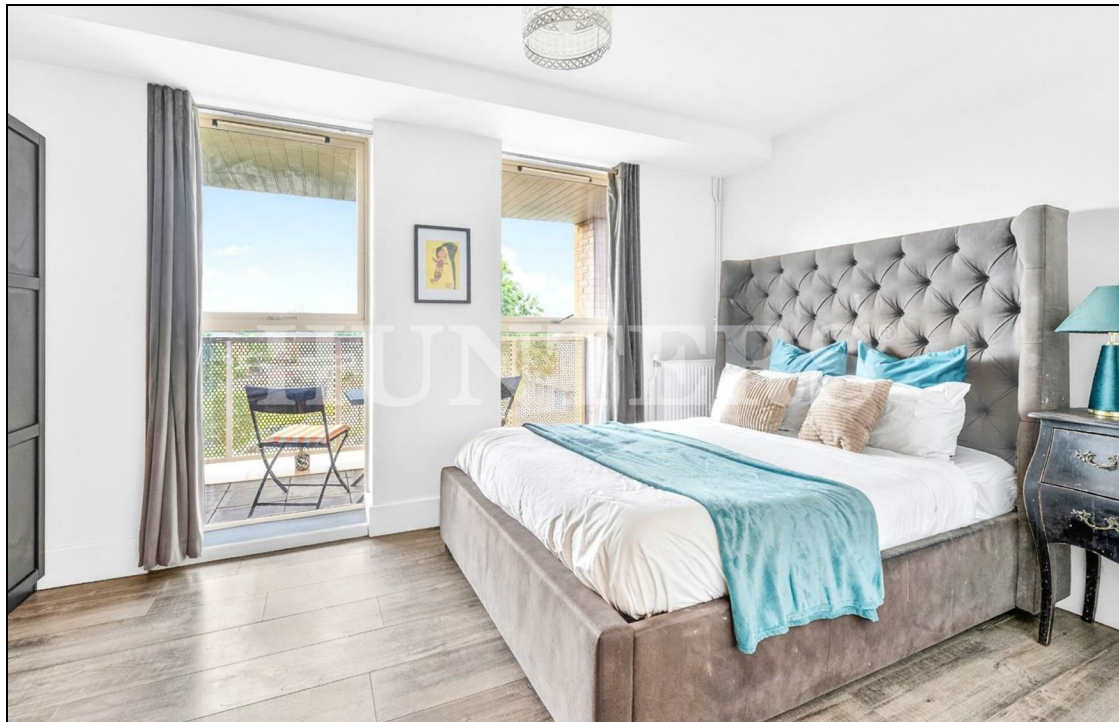
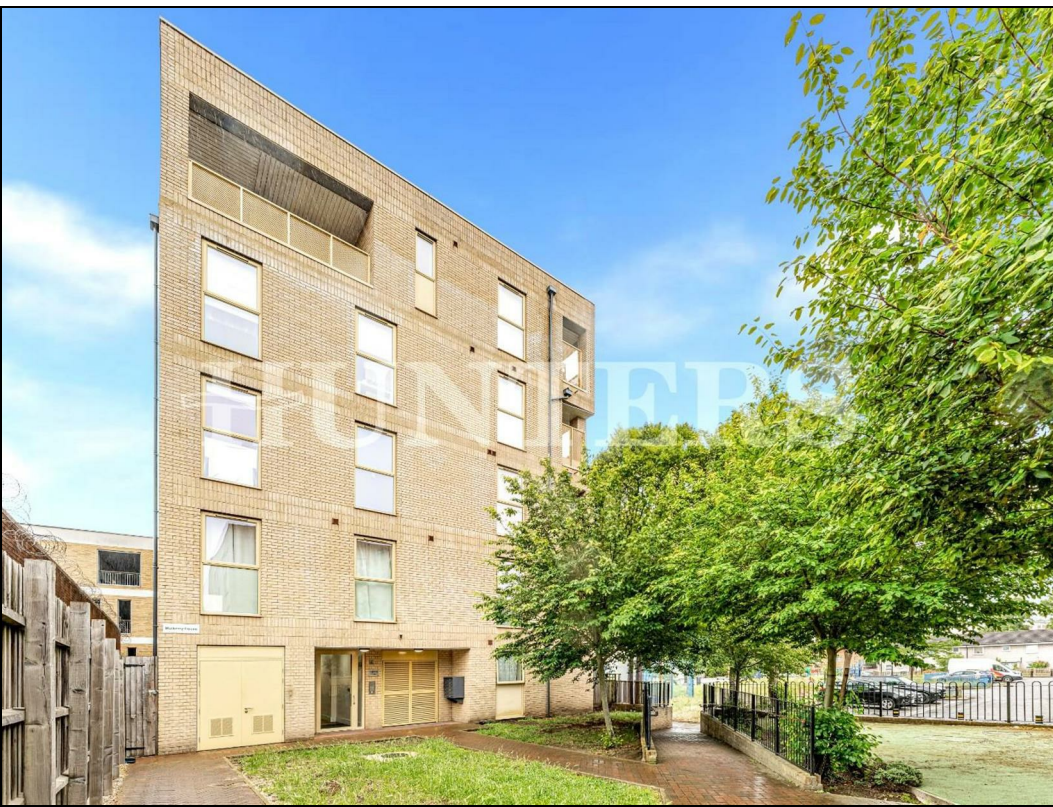
Service charge: £238.38 per month
Council Tax: Band C

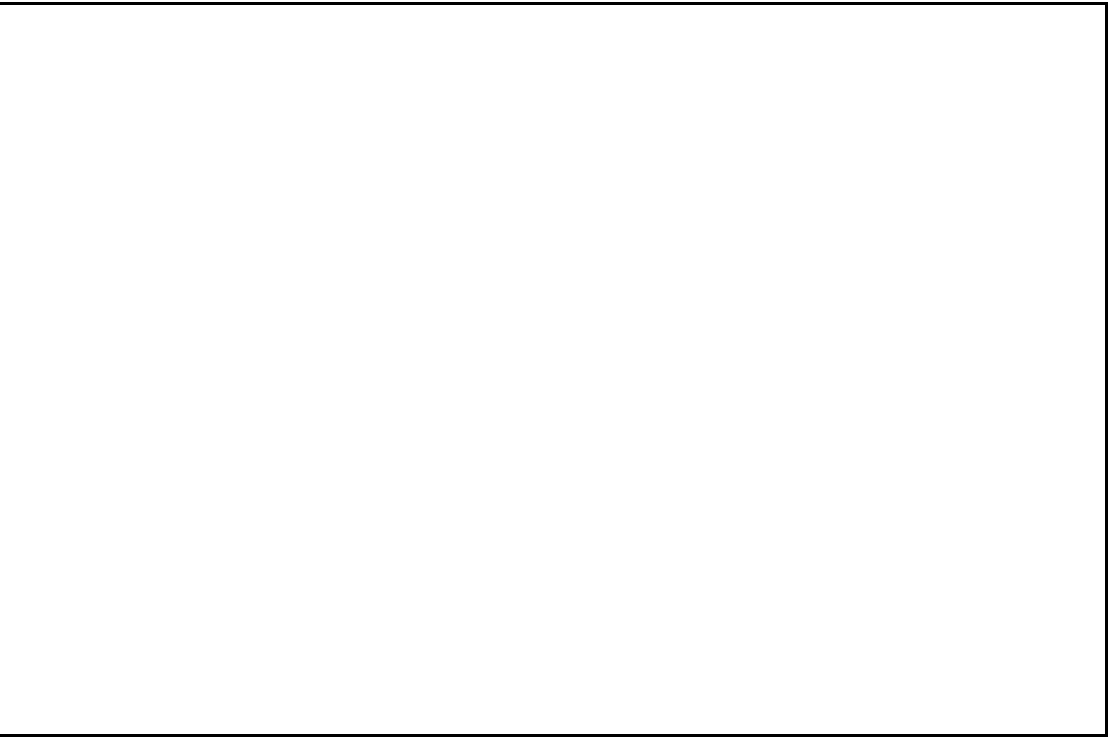
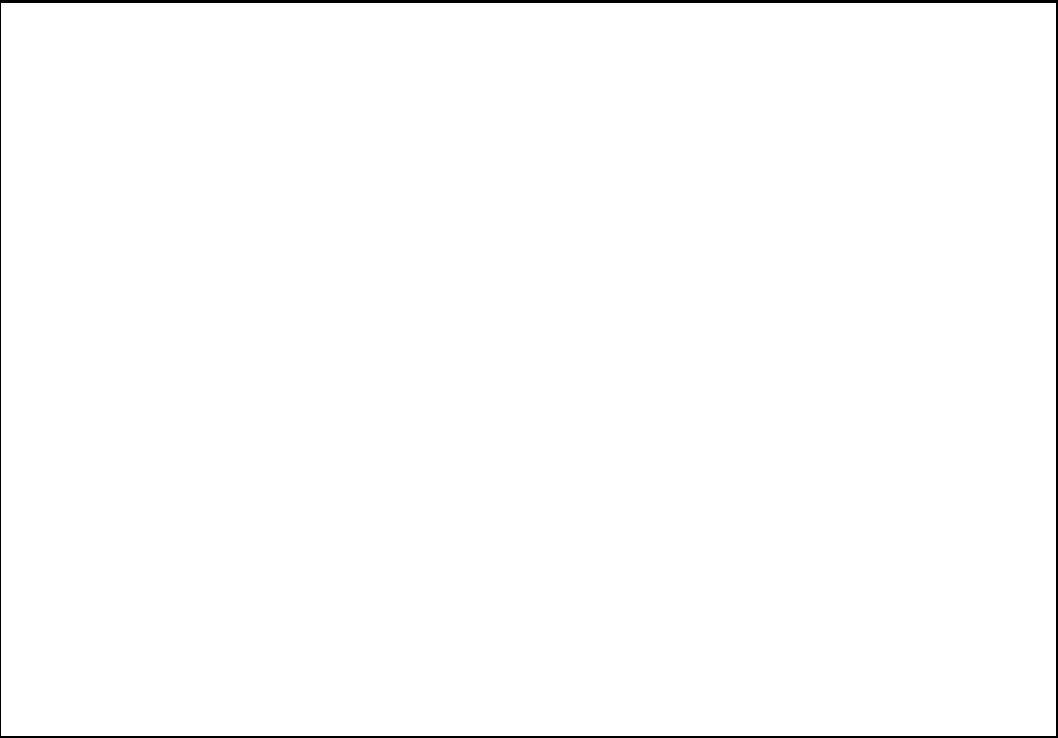
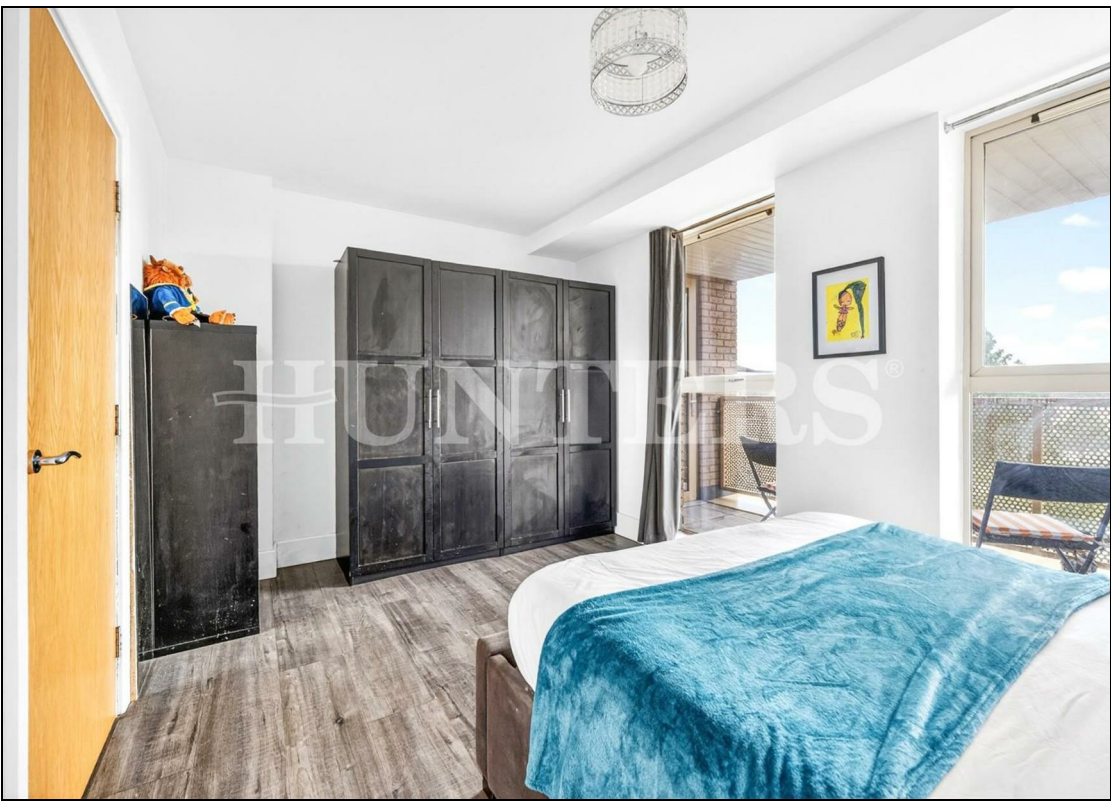
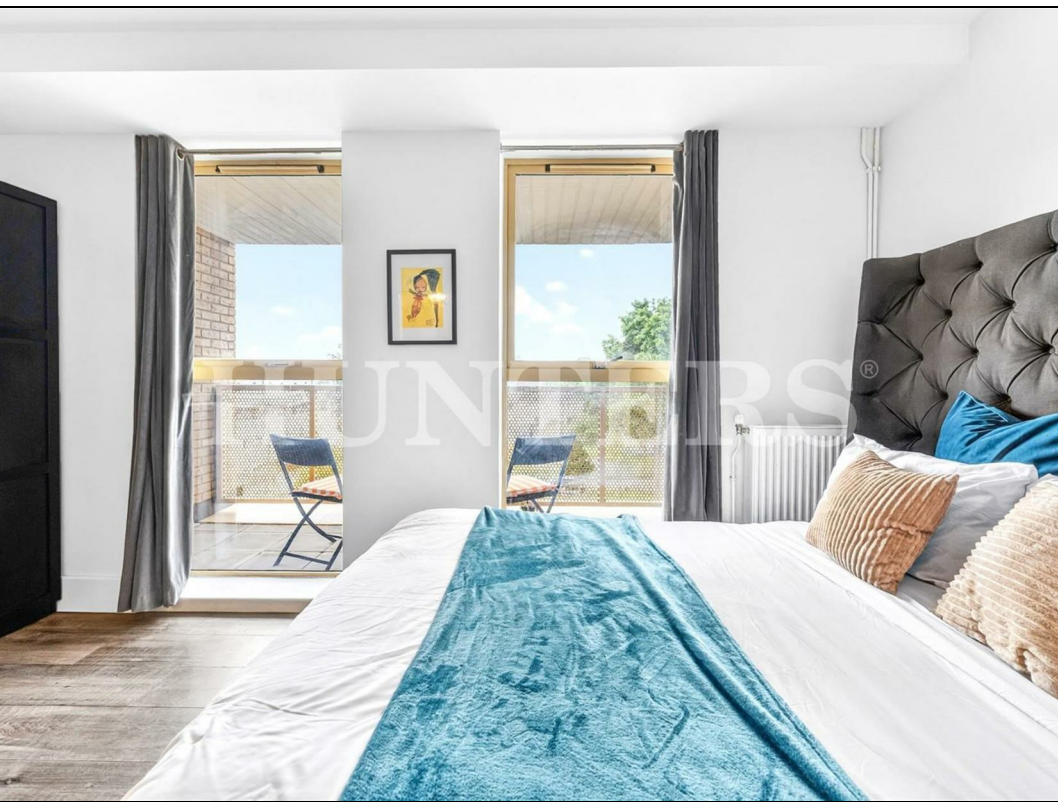


KEY FEATURES

- Large open plan living area
 - Fitted kitchen
 - Bike shed
- 10 minute walk to Tottenham Hale station (BR Rail, Stansted Express, London Underground)
- 7 minute walk to Seven Sisters (BR Rail, London Underground)
- Close to local amenities, shops, cafes, and green spaces
 - EPC - B
 - Council tax - C

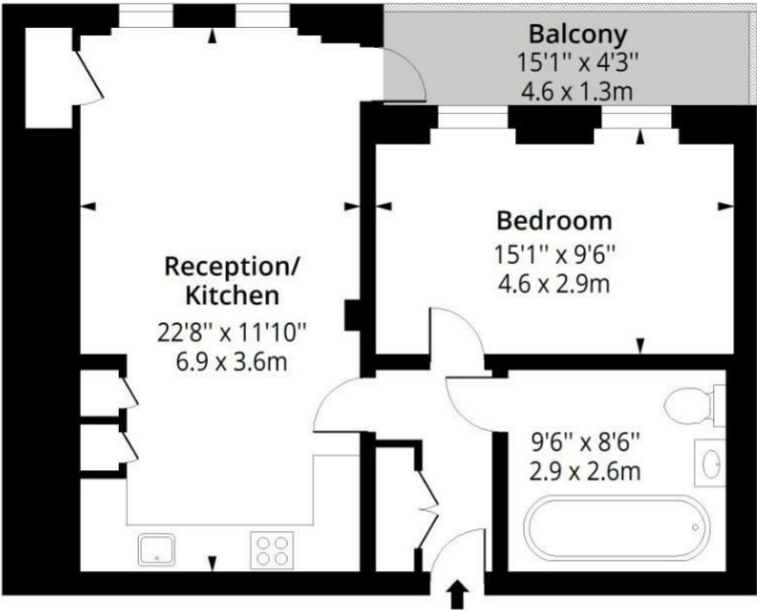
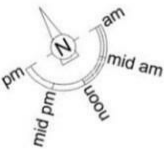






Mulberry House N15

Approximate Gross Internal Area = 573 Sq Ft - 53.23 Sq M

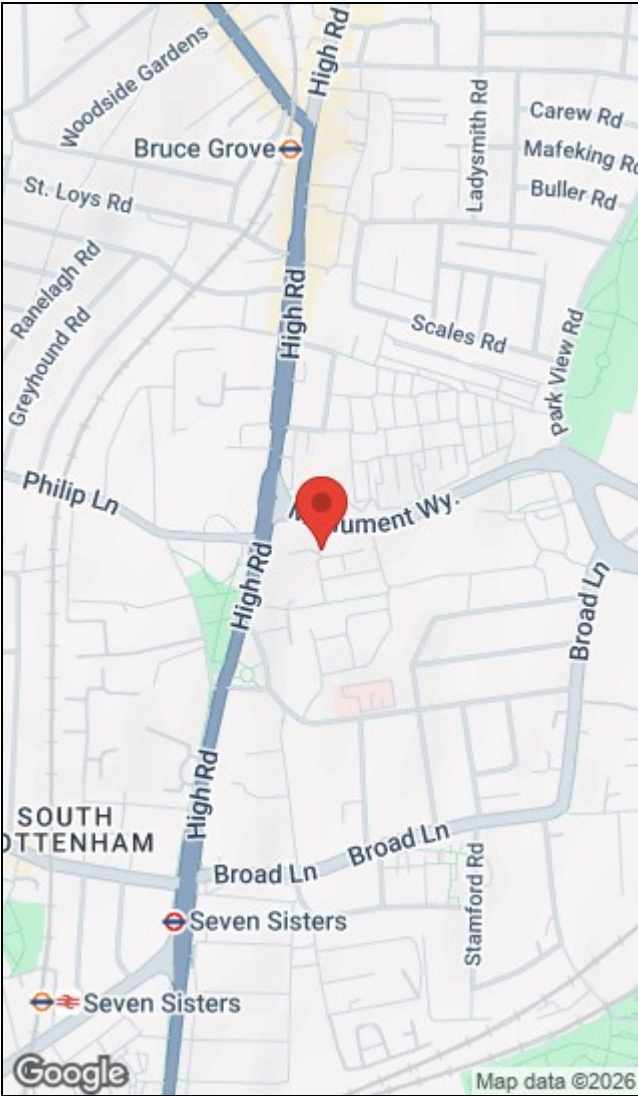


Second Floor

Floor Area 573 Sq Ft - 53.23 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			
(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	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



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