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# Kessock Close, London, N17

## Offers In Excess Of £450,000



This conveniently located three bedroom garden flat is set on the quiet residential Kessock Close in N17 and enjoys open views over the River Lea, creating a calm and scenic backdrop to everyday living. The flat is well laid out and filled with natural light, with comfortable living space that works just as well for relaxing as it does for entertaining. The riverside setting gives the home a peaceful feel, while still being firmly connected to the city.

The accommodation includes three bedrooms, offering flexibility for families, sharers, or those needing space to work from home. The kitchen is practical and well arranged connecting to, with good storage and workspace, and a three piece family bathroom. Throughout the flat, the layout feels straightforward and functional, making it easy to settle in and add your own personal touch.

A real highlight of the property is the private garden, which opens directly onto views of the River Lea and provides a lovely outdoor extension of the living space. Tottenham Hale Underground and Overground station is just a five minute walk away, offering fast and convenient links across London, while local shops, amenities, and riverside walks are all close by. This is a great opportunity to enjoy waterside living in a well connected North London location.

Lease - 78 years - Renewal price acquired

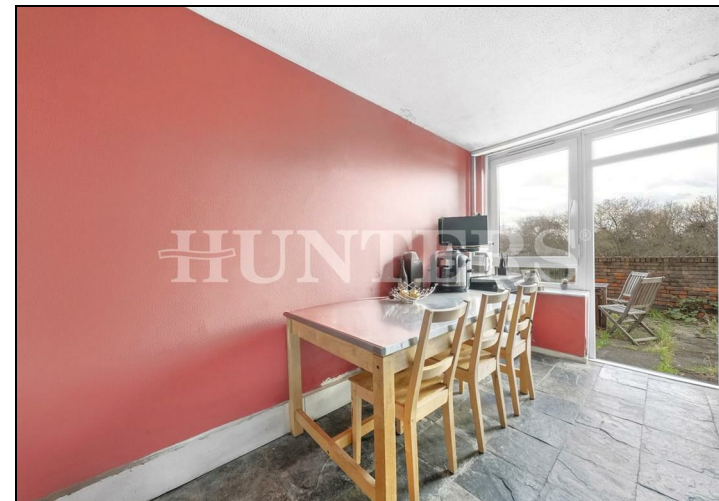
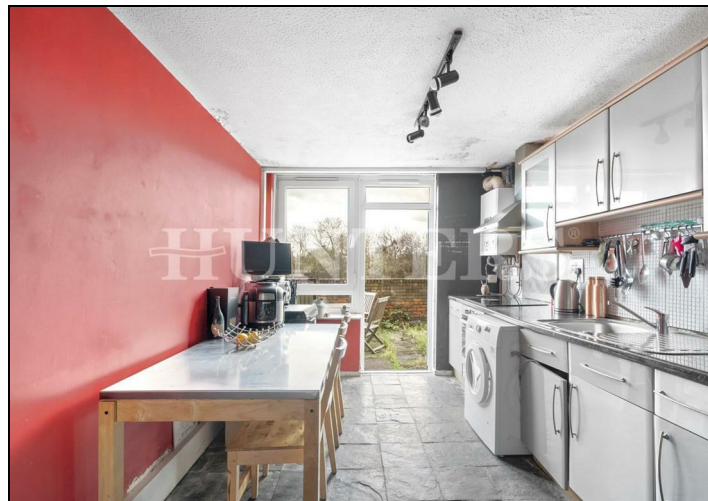
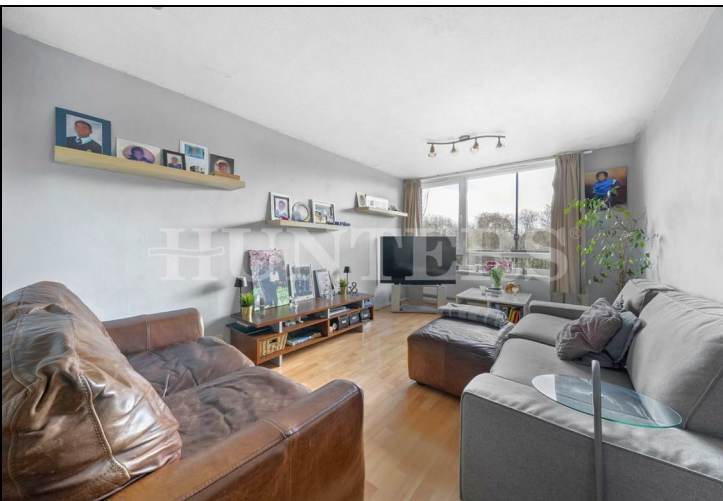
Service charge - TBC

Ground rent - TBC

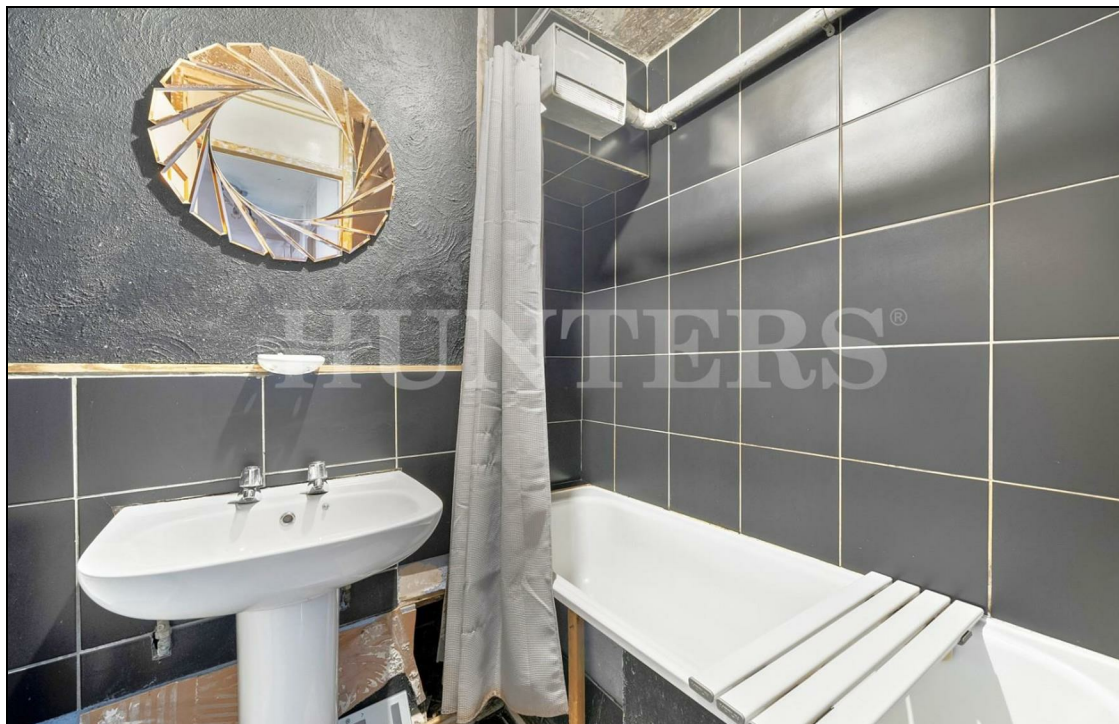
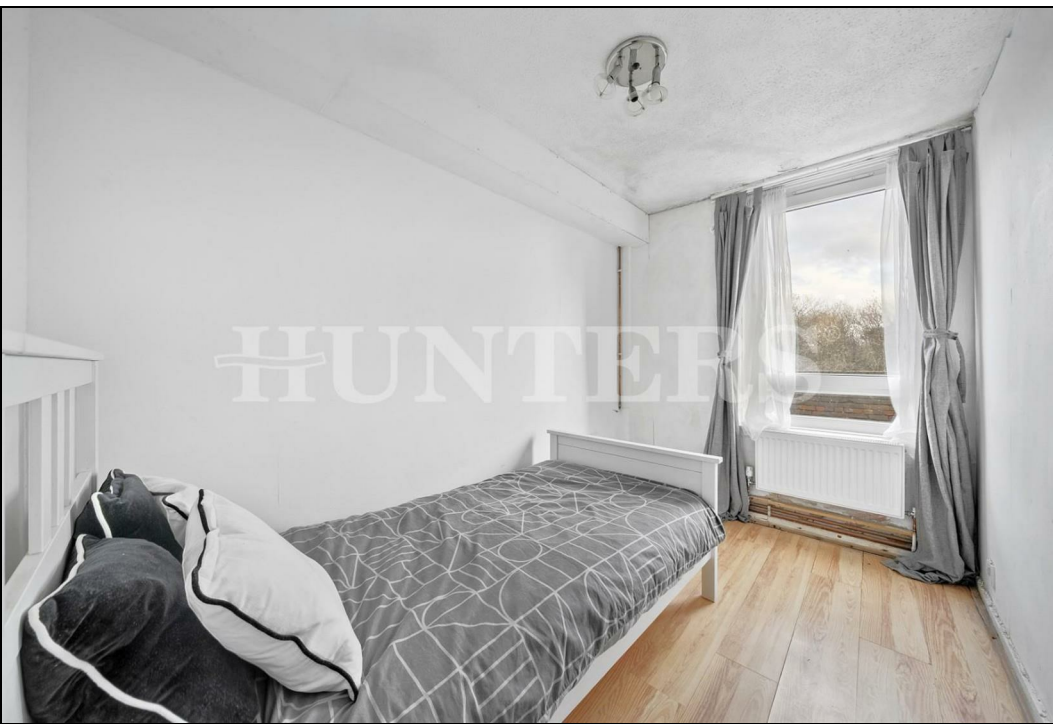


## KEY FEATURES

- Three bedrooms
- River lea views
- 5 minute walk to Tottenham Hale Station
- Close to Tottenham Hale retail park
- Close to cafes and riverside pubs
- Private garden
- Low lease
- EPC - B
- Council tax band - C







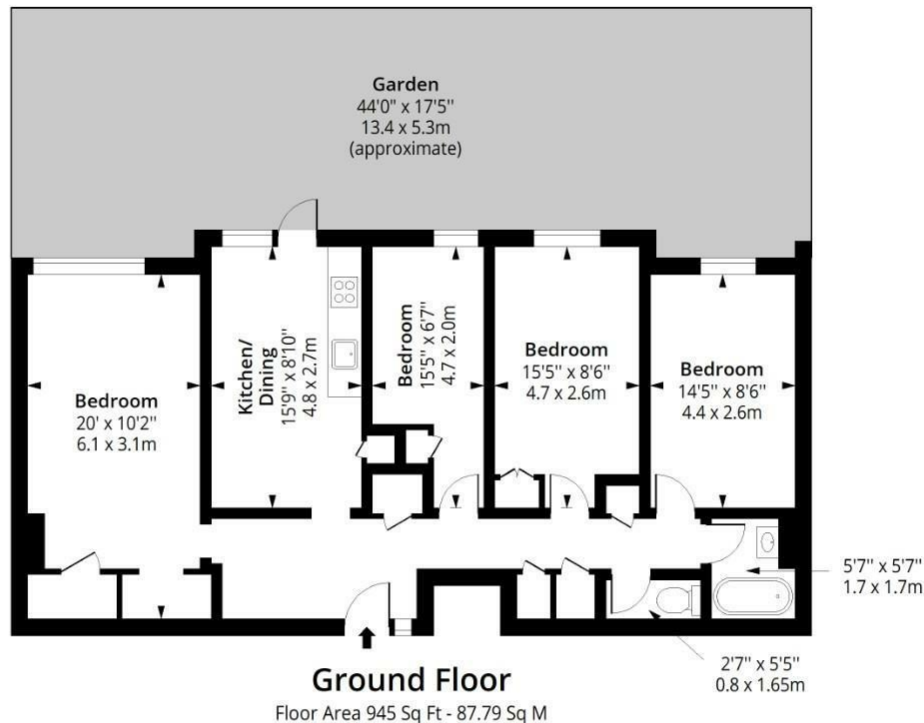
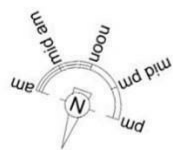






# Kessock Close, N15

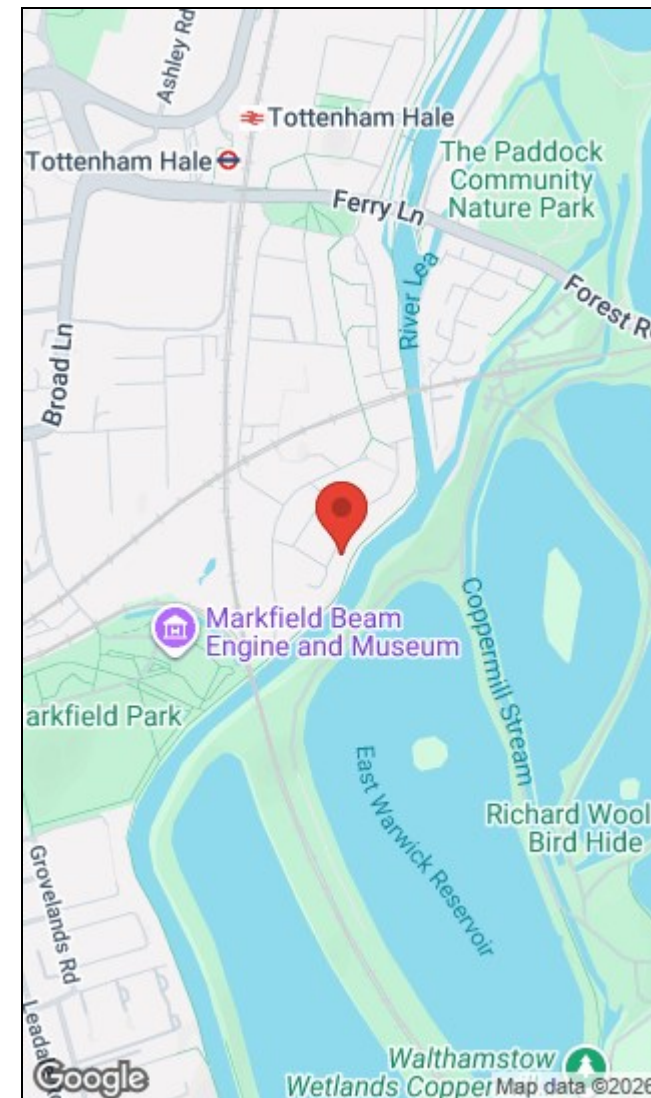
Approximate Gross Internal Area = 945 Sq Ft - 87.79 Sq M



Ground Floor  
Floor Area 945 Sq Ft - 87.79 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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