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Tynemouth Road, London, N15

Guide Price £475,000



Located in a charming Victorian building, this ground-floor flat has been lovingly cared for by the same owner for the past ten years.

The property offers a blend of period charm and modern living:

Spacious Reception Room: A bright, south-facing reception room with engineered wooden floors and stylish shutters.

Two Generous Bedrooms: The main bedroom overlooks the private garden, while the second bedroom, currently used as an office with a futon for guests, can comfortably fit a double bed.

Modern Kitchen: The fitted kitchen includes access to the sole-use garden, perfect for outdoor dining and relaxation.

Contemporary Bathroom: The bathroom is modern and well-appointed.

Private Garden: A low-maintenance garden that offers a peaceful outdoor space.

The flat is ideally situated between Seven Sisters and Tottenham Hale stations (Victoria Line), with easy access to the Stansted Express, Tottenham Hale Retail Park, and nearby gyms, eateries, and bus services. Nature lovers will enjoy nearby walks along the River Lea and Walthamstow Wetlands, just a short stroll away.

Don't miss out on this charming property in a vibrant location!

Insurance: £387.64 Annually

Ground Rent: £300.00 Annually

Council Tax Band: C

EPC Rating: D

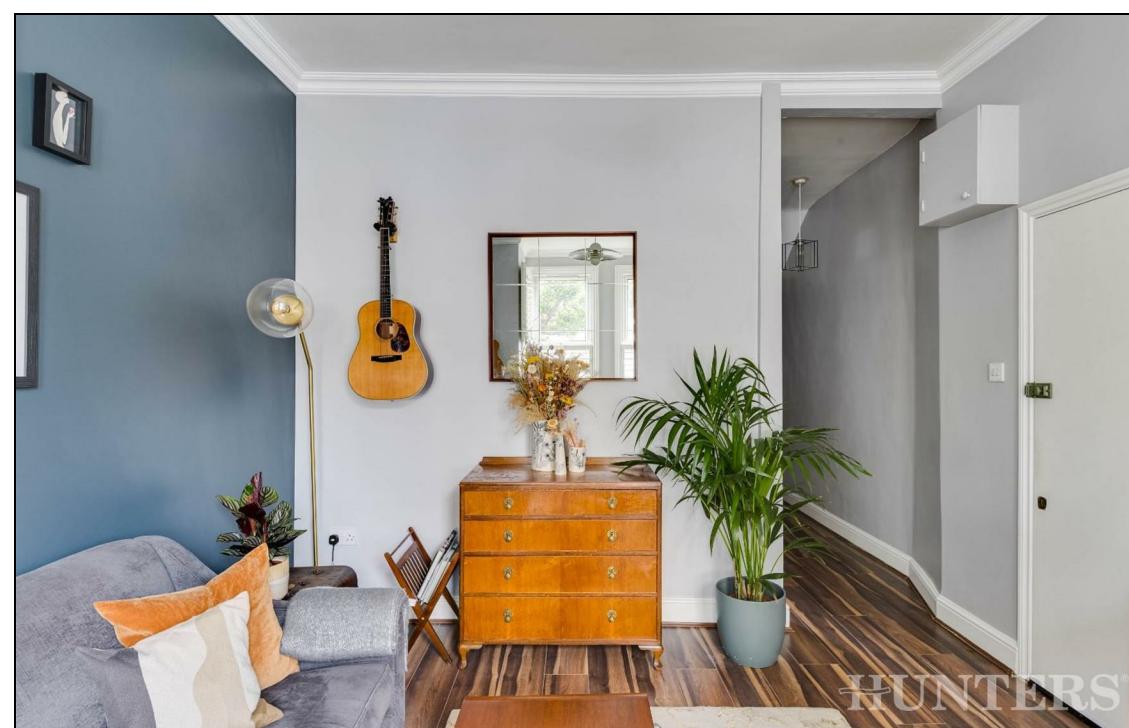
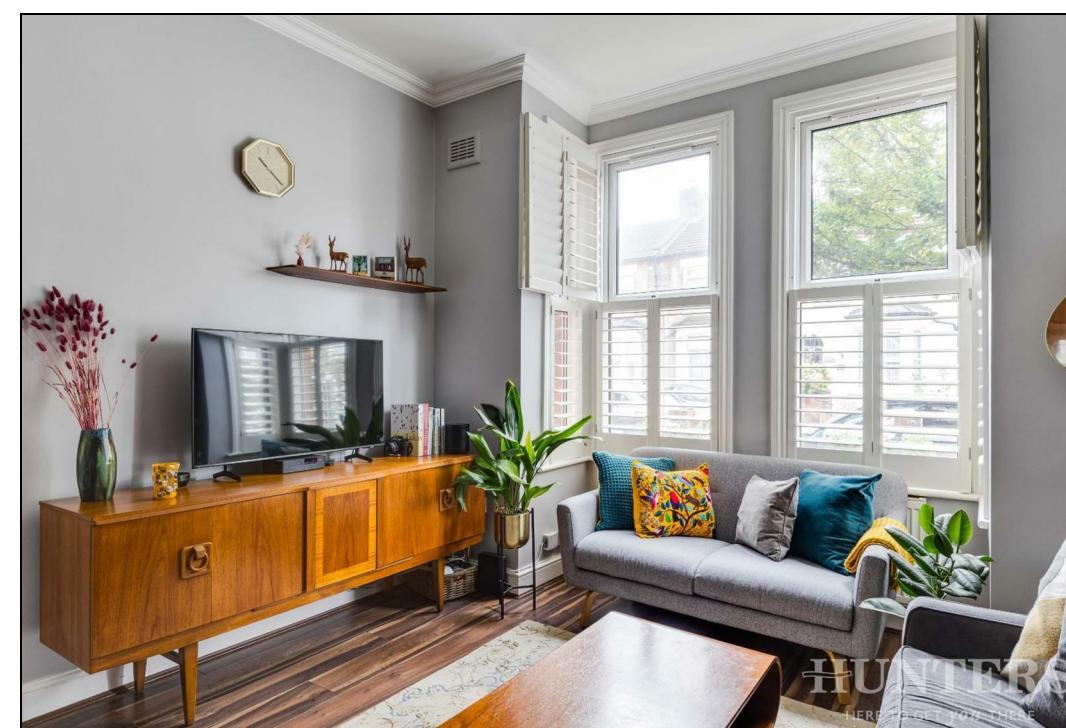
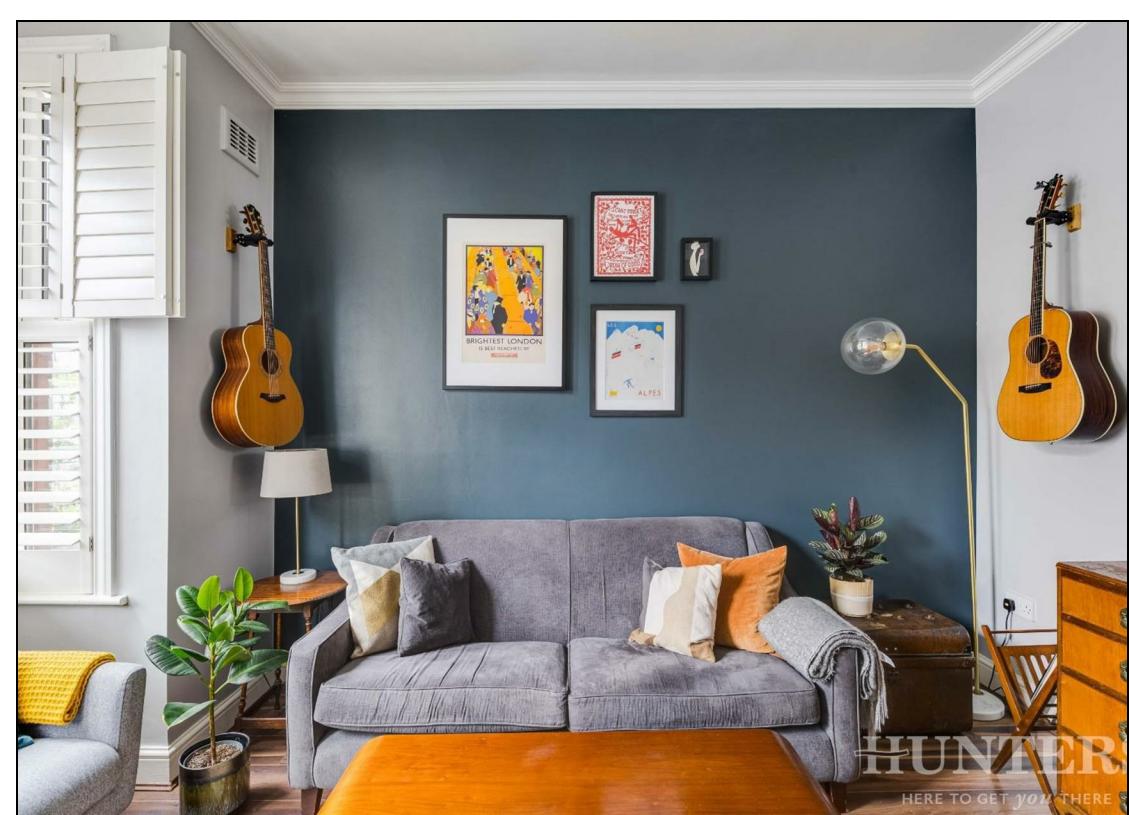
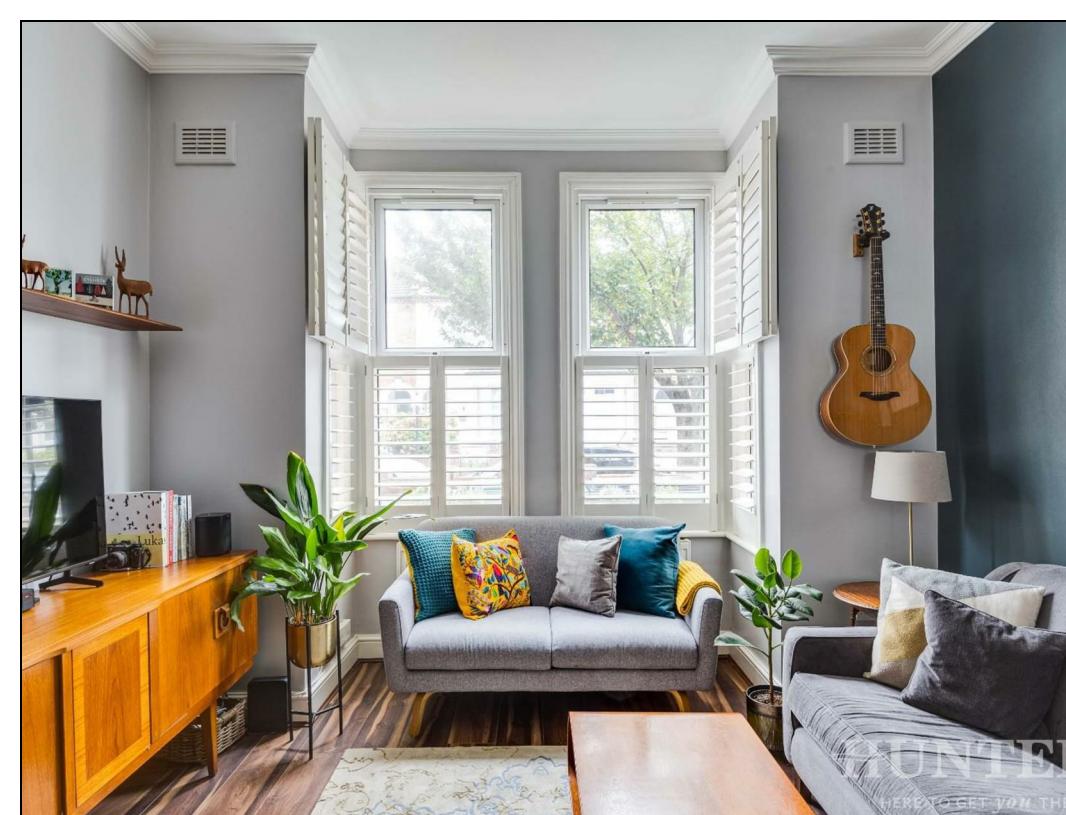
Lease is 125 from 25/06/2007

Please contact the Hunters Tottenham Sales Team to arrange a viewing. Here to get you there! By your local property agency with a network of 270 offices

KEY FEATURES

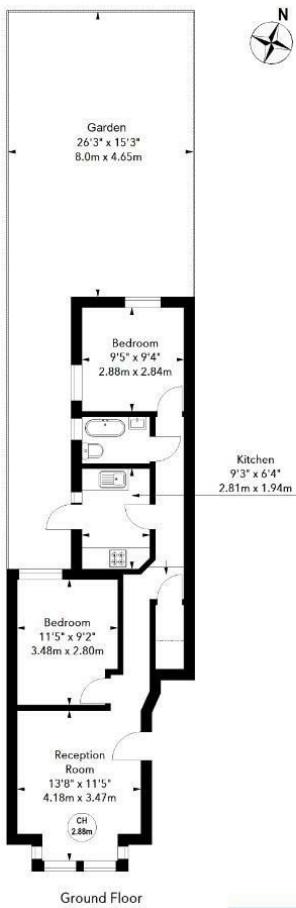
- Ground floor flat two bedroom Victorian conversion
 - Own private garden
 - Quality engineered Flooring
- Down Lane Park and Markfield Park & Museum
- Tottenham Hale Retail Park
- Stansted Express
- Tottenham Hale and Seven Sisters Underground(Victoria Line) and Overground Stations
- Council Tax Band: C
- EPC Rating: D
- Chain Free







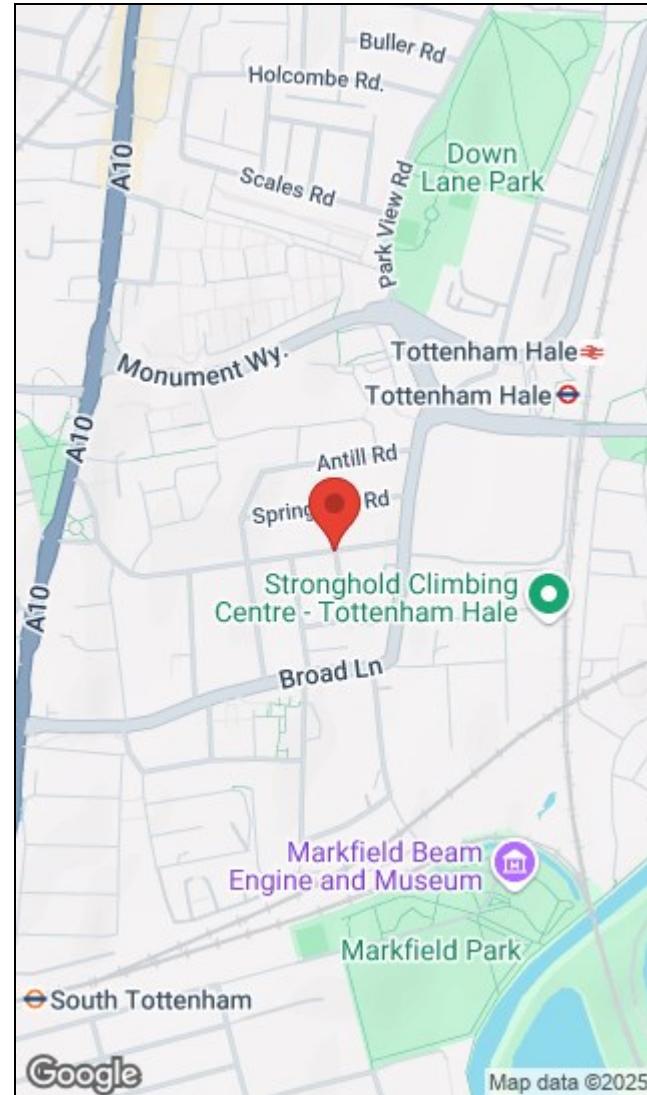
Tynemouth Road, N15
Approximate Area = 50.95 sq m / 548 sq ft



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	66	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	



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