



**Old School Court, Drapers Road, London**

**Guide Price £500,000**





# Old School Court, Drapers Road, London

## DESCRIPTION

Originally built in 1858 and established as The Drapers College for Boys, this Grade II listed building was comprehensively redesigned in 1998 to create a wonderful residential development.

As the building is located at the end of Drapers Road and surrounded by other residential development, it is surprisingly quiet and not affected by the local traffic.

This well proportioned house covers 868sq ft over two floors and offers a unique chance to acquire a fabulous home within this highly sought after location.

Accommodation comprises well proportioned three bedrooms, reception room and modern fully fitted kitchen/dining room, guest W/C, bathroom and a private south facing patio garden, secure gated off street parking space.

There is a friendly community spirit and the entire development remains well kept and maintained meticulously all year round, during the summer months the residents often get together for BBQ's in the beautifully landscaped communal courtyard.

Nearest transport Bruce Grove (20 mins to Liverpool Street Street), Seven Sisters British Rail/Underground Station (Victoria line zone 3) and Tottenham Hale British Rail/Underground Station (Victoria line zone 3) with direct links into Stansted Airport, the West End and City.

Length of lease: 75 years, We have been informed by the sellers that the lease is in the process of being extended to a 125 years.

Council tax Band: C

EPC Rating: C

Service charge and ground rent: TBC

Please contact the Hunters Sales team at the Tottenham Branch to arrange an appointment to view on 0208 261 7570 or email [tottenham@hunters.com](mailto:tottenham@hunters.com)

Here to get you there! By your local property agency with a network of 270 offices.

- Three bedroom house
- Private patio garden
- Allocated parking space
- Communal courtyard
- Grade II listed
- Guest wc
- Gated development
- Chain free
- EPC Rating: C







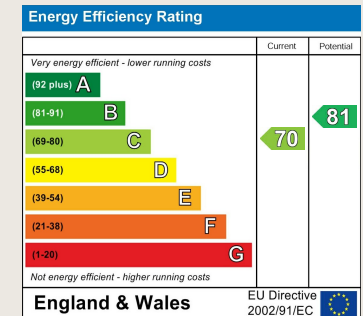




Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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