



HUNTERS®
HERE TO GET *you* THERE



Tynemouth Road, London, N15

Asking Price £350,000



Stylish Ground Floor Garden Flat – Prime N15 Location

Set on a popular residential street equidistant to both Seven Sisters and Tottenham Hale stations, this stylish ground floor one bedroom flat is ideal for City commuters.

Beautifully presented throughout, the property offers bright, modern interiors and a generous private garden, perfect for relaxing or entertaining.

The spacious open-plan kitchen and reception area features recently updated integrated Bosch appliances, including a dishwasher and fridge-freezer. A newly installed Worcester Bosch combi boiler provides efficient heating and hot water. French doors from the reception open directly onto a tranquil garden, creating a seamless indoor-outdoor living experience.

The flat also offers a well-proportioned double bedroom and a sleek bathroom with a curved walk-in rainfall shower and WC. Laminate flooring and neutral décor throughout enhance the natural light and sense of space.

Ideally located within a short walk to Seven Sisters (under 5 mins) and Tottenham Hale (under 6 mins), the property provides fast and easy access to King's Cross (10 mins) and Liverpool Street (20 mins). Tottenham Hale Retail Park is also nearby, offering a wide selection of shops and cafés.

Enjoy the vibrant community with local highlights such as Tottenham Green Market, the Bernie Grant Arts Centre, and Tottenham Leisure Centre. Nearby green spaces including Markfield Park, the Lea Valley Canal, and Tottenham Marshes offer peaceful retreats just moments away.

Local amenities also include large Tesco and Lidl supermarkets.

This home effortlessly combines style, comfort, and convenience in the heart of N15.

Service charge: £133.45 per month, includes sinking fund, building insurance and cleaning of the communal areas.

Lease : 189 Years from the 26/04/1991

Council tax band: C

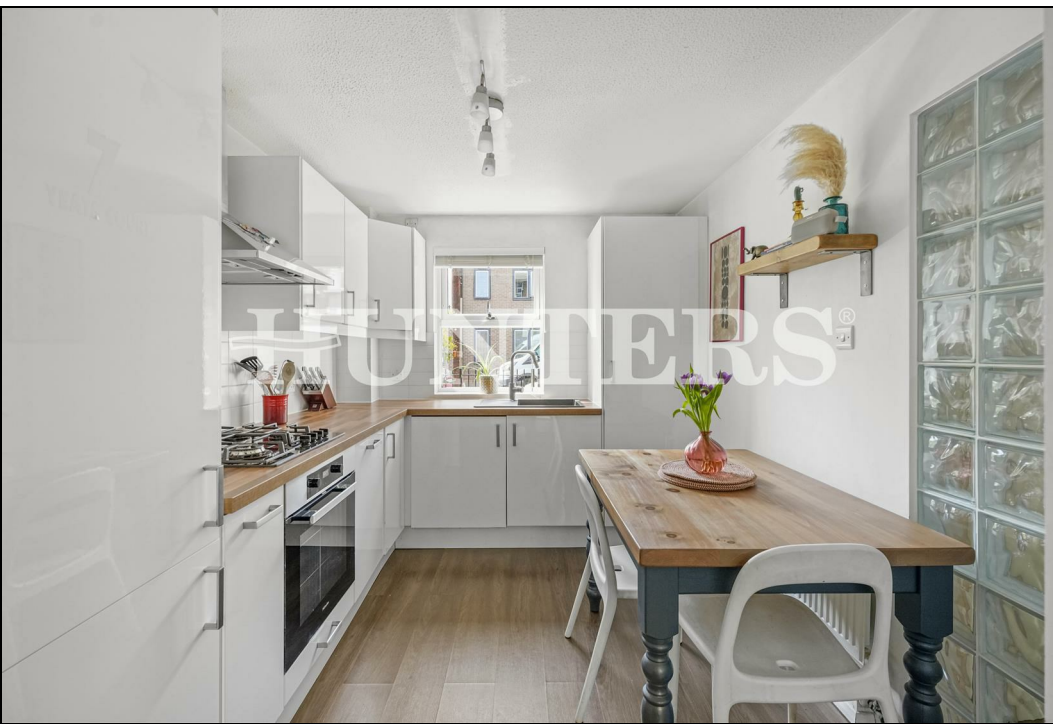
Early viewing is highly recommended.

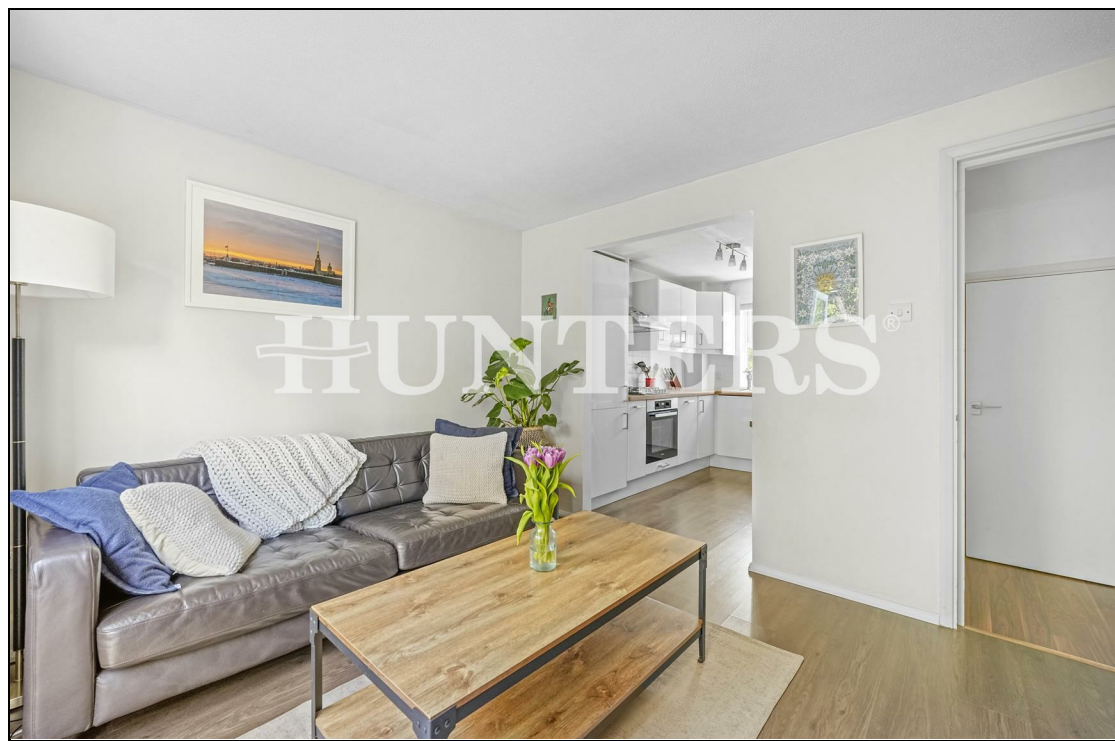
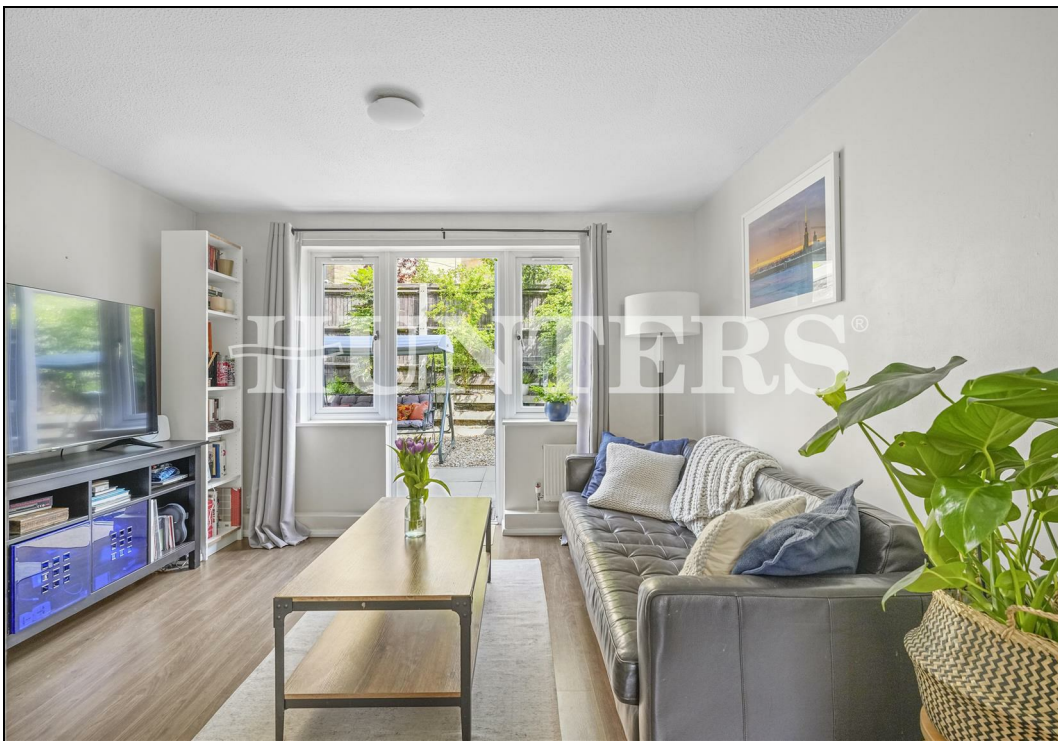


KEY FEATURES

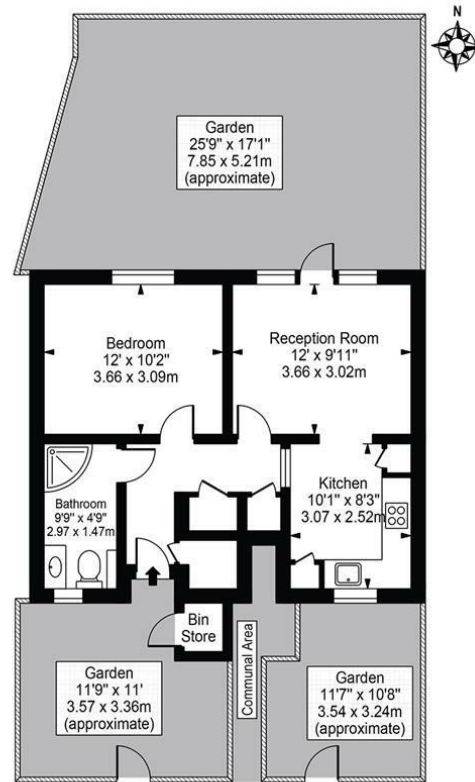
- Ground floor garden flat
 - Fitted kitchen
 - Open plan kitchen/reception
- Walthamstow Wetlands and Tottenham Marshes
- Close to shops and amenities
- Seven Sisters (Victoria Line) and British Rail and Tottenham Hale stations
 - Stansted Express
 - EPC rating C





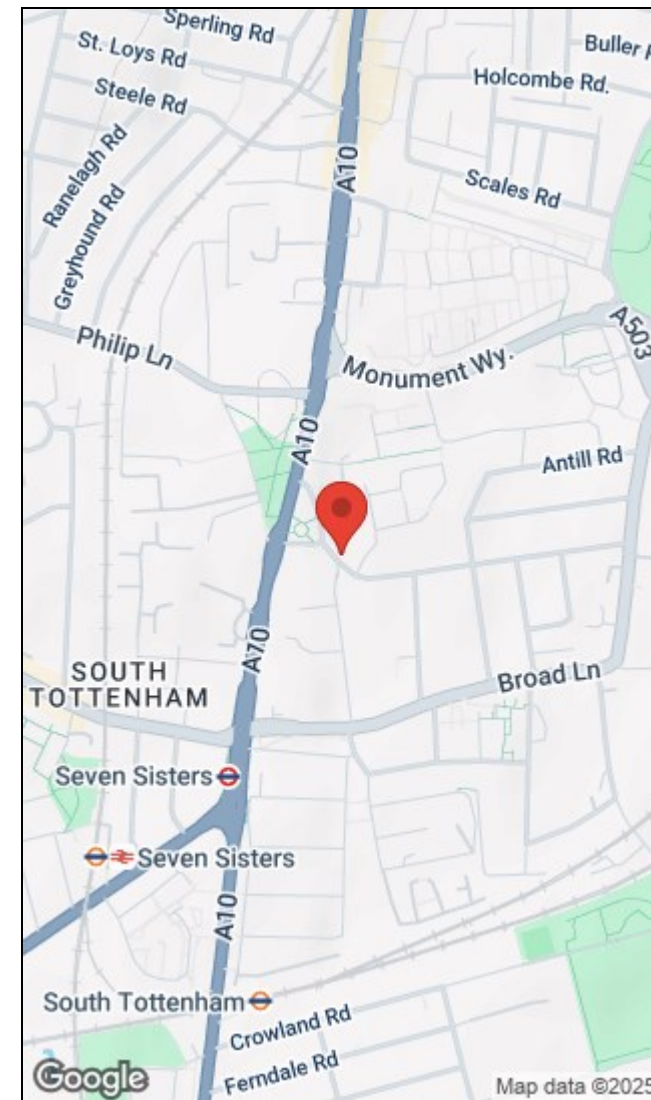


Yates Court,
Tynmouth Road, N15 4UE
Approx. Gross Internal Area 493 Sq Ft - 45.81 Sq M
(Excluding Bin Store)



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
74	77		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.