



HUNTERS®

HERE TO GET *you* THERE



2



1



1



1

D

HERE TO GET *you* THERE

Broadwater Road, London

Guide Price £285,000



Lease is 99 years from 29th of September 1989.

Ground rent £300.00.

Unlock the potential of this hidden gem — a two-bedroom ground floor Victorian garden flat, awaiting transformation into your dream home. This chain-free property presents an exciting opportunity for those with a vision for renovation, offering a blank canvas to create a residence that reflects your unique style.

As you step into this period property, you'll discover the charm of Victorian architecture and the promise of a sole-use garden, a tranquil oasis waiting to be brought to life. With complete renovation needed, this home is an ideal project for those looking to customize every aspect and truly make it their own.

Convenience meets historic charm as the property is strategically located near Bruce Grove British Rail Station, providing direct trains to Liverpool Street. The surrounding area offers the best of both worlds — a peaceful retreat close to the open spaces of Bruce Castle Park and the expansive 20-acre Lordship Recreational Grounds.

This property is not just a home; it's a canvas for your imagination. Bring your vision to life and create a residence that combines Victorian character with modern comforts. Embrace the opportunity to be part of a vibrant community while enjoying the tranquility of nearby green spaces.

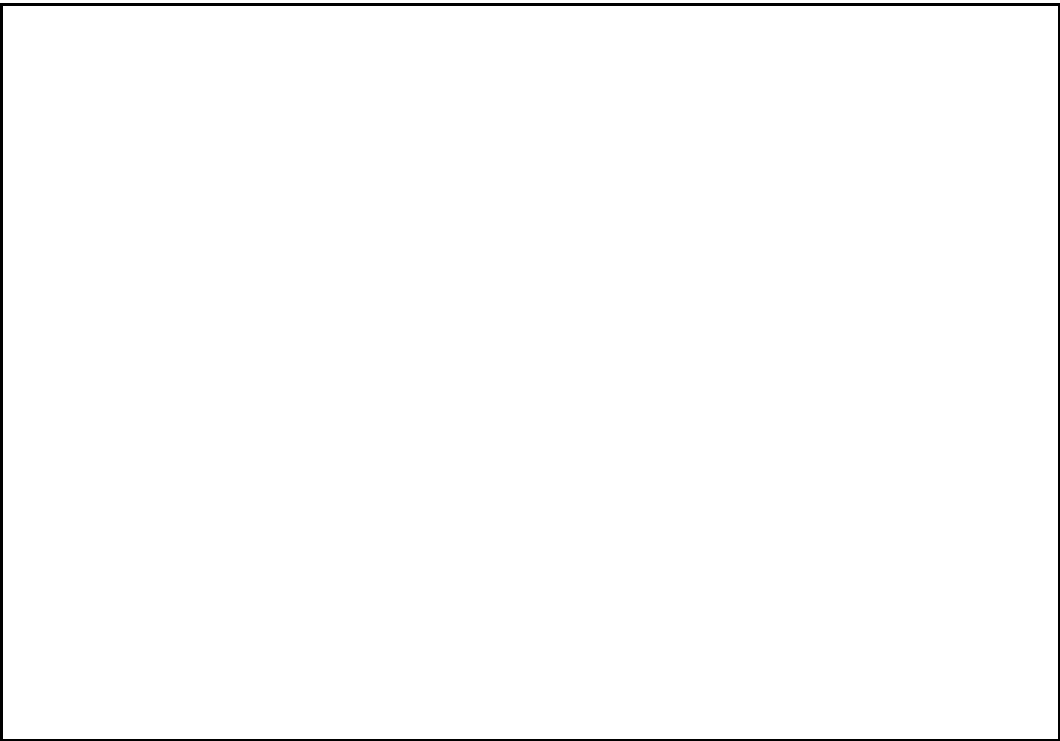
Seize the chance to turn this Victorian flat into a masterpiece that reflects your style and preferences. With its convenient location and the promise of a sole-use garden, this property holds the key to a unique and personalized living experience. Don't miss the opportunity to make this space your own and reimagine the possibilities that await.

KEY FEATURES

- Garden flat
- To bedrooms
- Ideal project
- Bruce Grove British Rail (direct Trains to Liverpool Street)
- Lordship Recreational grounds
- Bruce Castle Park and Museum
- Chain free



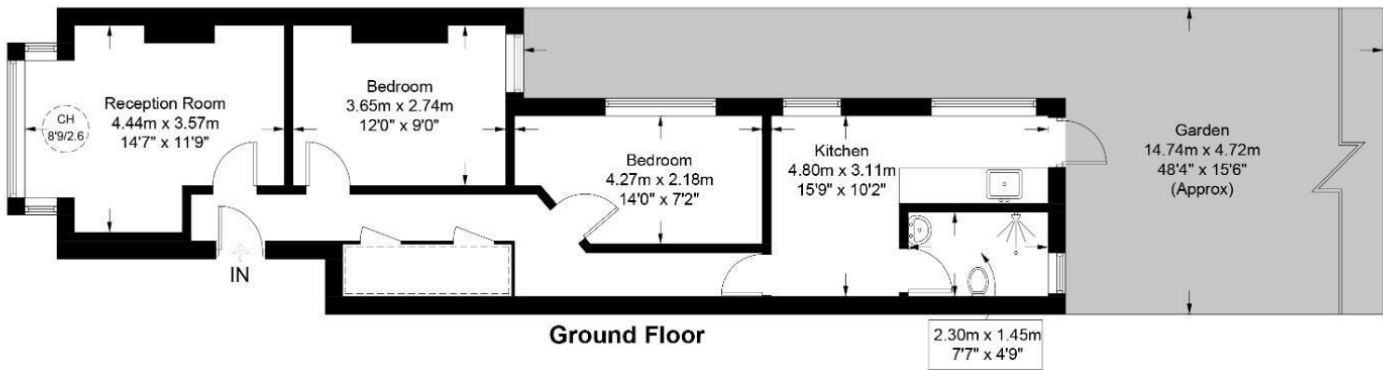
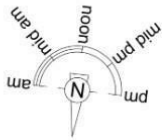




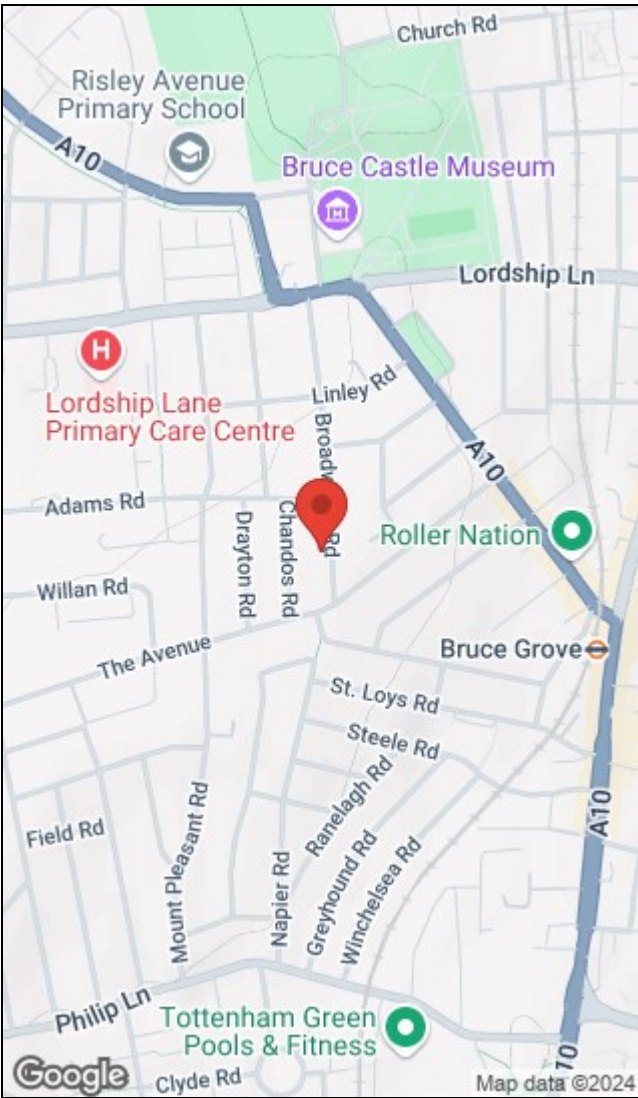
Broadwater Road, N17

Approximate Gross Internal Area = 654 sq ft / 60.8 sq m

Restricted Height = 27 sq ft / 2.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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		
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.