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Cadoxton Avenue, London

Asking Price £950,000



This ideal house requires modernisation throughout and is a great opportunity to refurbish to one's own individual taste.

Arranged over three floors, comprising of large through lounge, separate kitchen, two upstairs bathrooms and five bedroom.

Cadoxton Avenue is well located for local amenities while being a short walk to the open spaces of Markfield Park where access to the Lea canal brings Springfield Park and the adjoining Walthamstow Marshes and Wetlands within easy reach.

The immediate area offers a number of craft breweries, coffee shops and independent restaurants. The eclectic mix of independent shops, bars and restaurants along Stoke Newington Church Street and Haringey Parade are all within easy reach.

Stamford Hill is a vibrant area with lots of exciting developments currently taking place and offers excellent transport links. Situated within a short walk from three stations. Seven Sisters British Rail/Underground Station, Stamford Hill British Rail Overground and South Tottenham British Rail

EPC Rating: D

Council Tax: D

Please contact the Sales department at Hunters Tottenham to arrange an appointment to view.

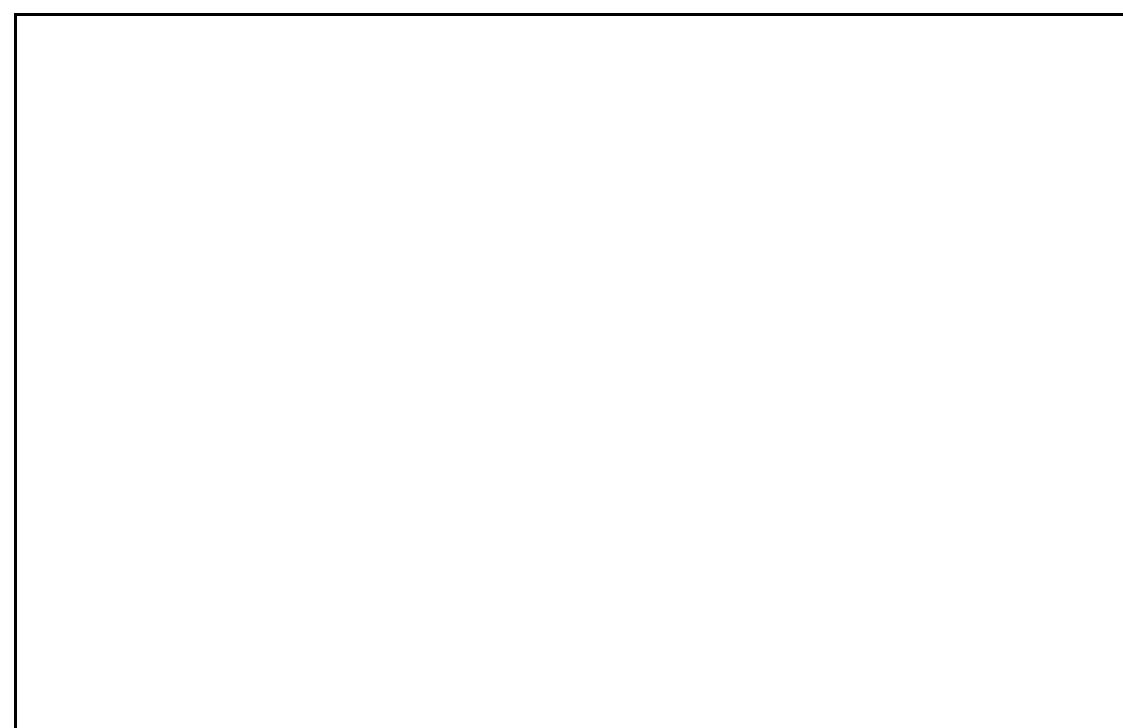
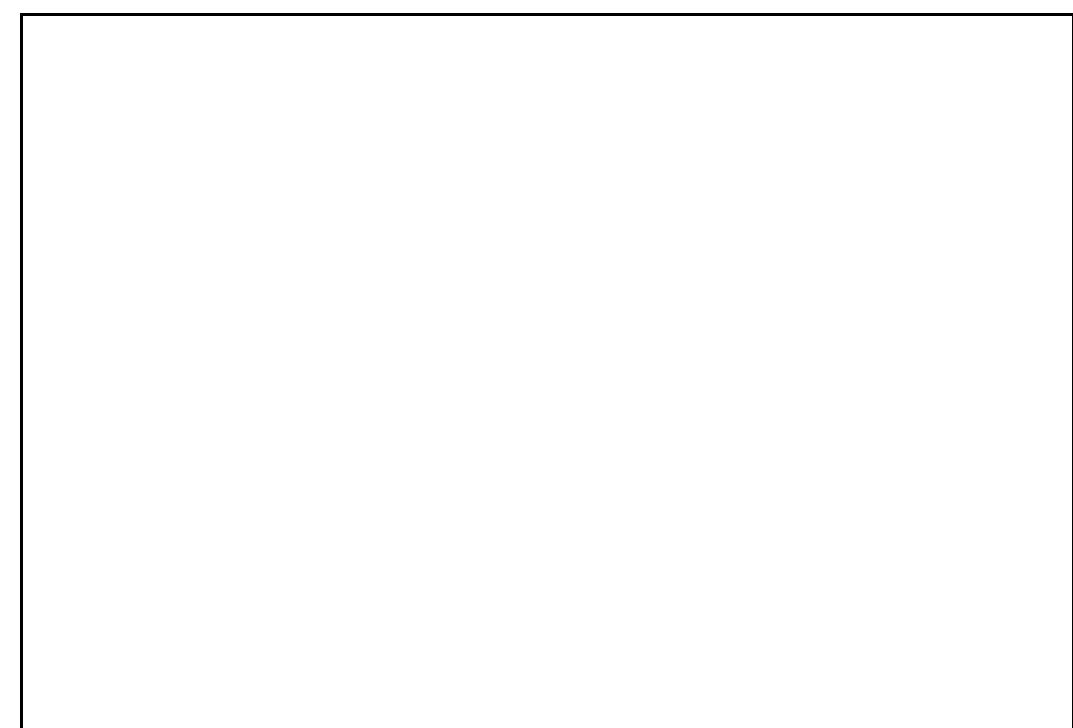
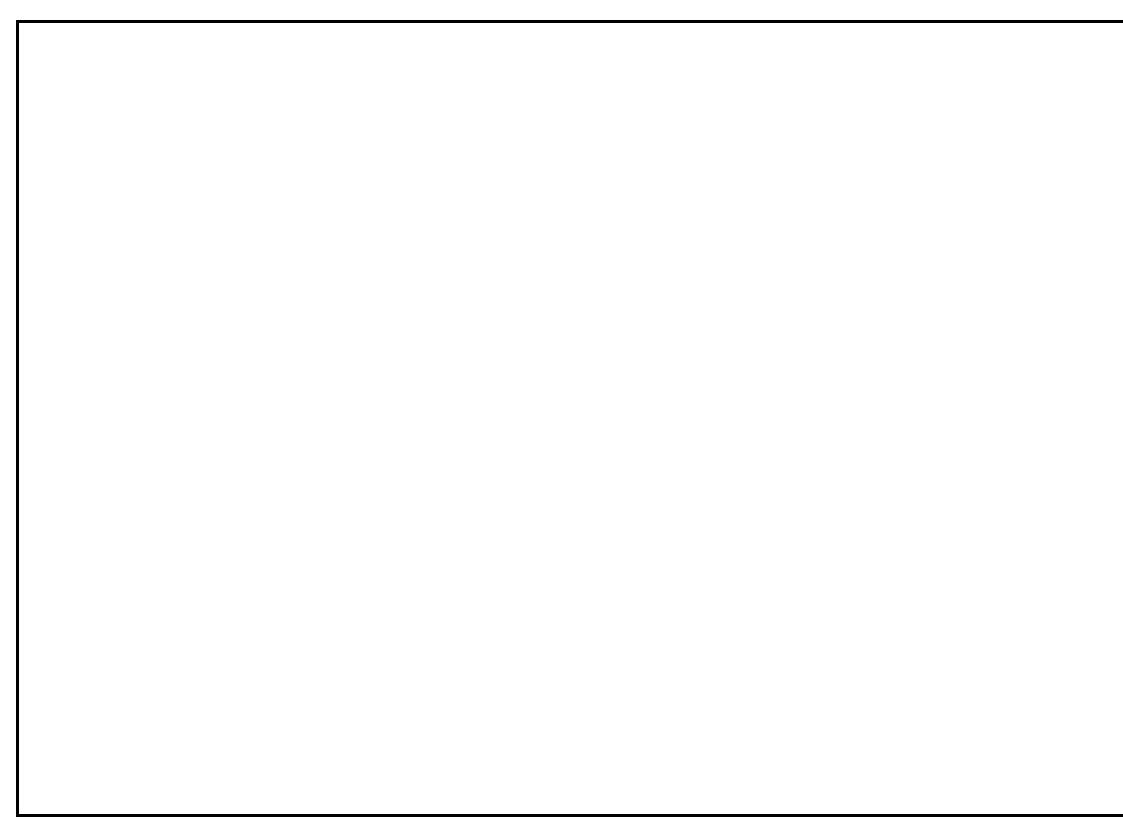
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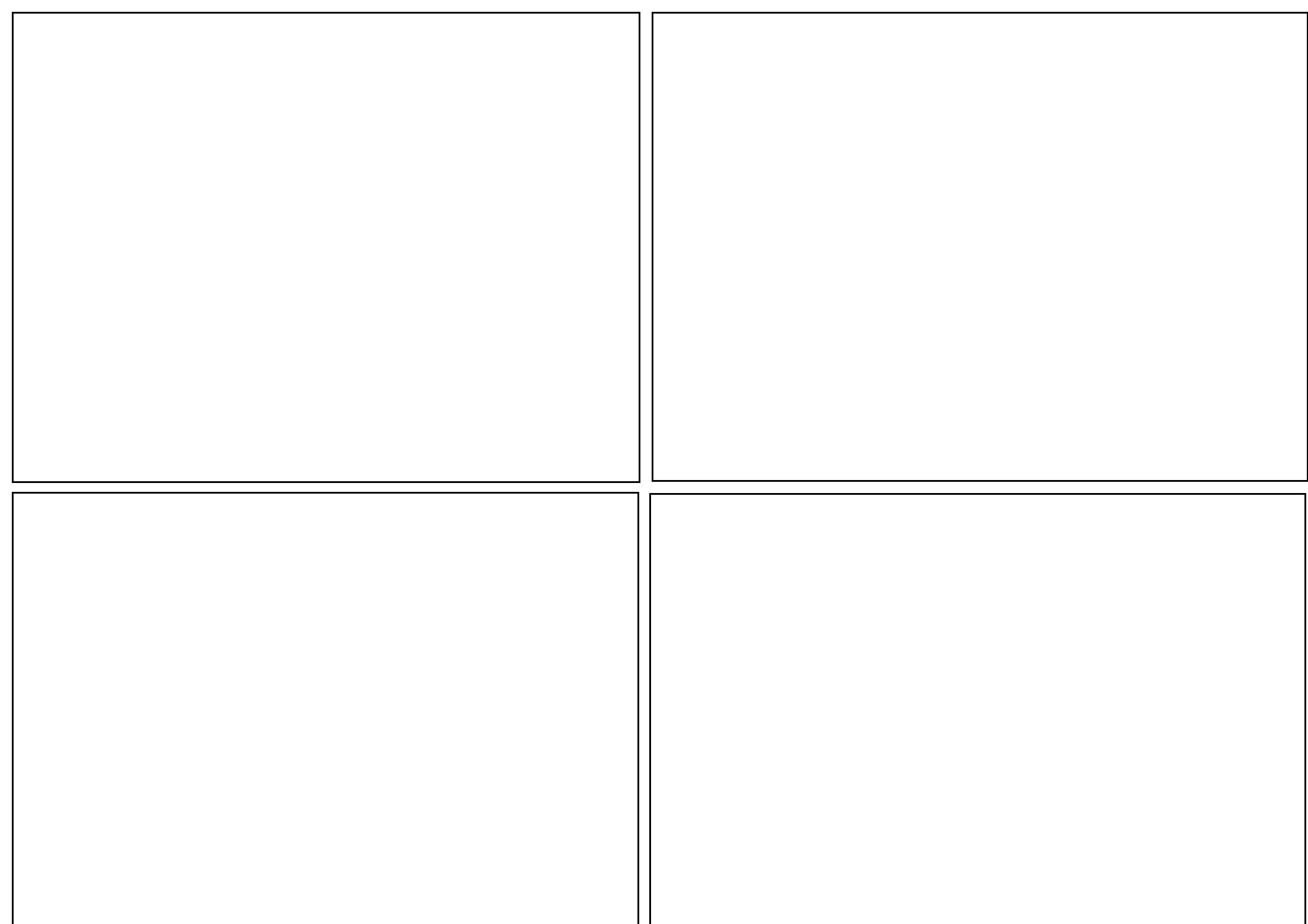


KEY FEATURES

- Five bedrooms
- Large through lounge
- Excellent transport links
- Seven Sisters British Rail and Underground Station
- Stamford Hill British Rail Overground
- South Tottenham British Rail Overground
- Local amenities
- Council Tax: D
- EPC Rating: D



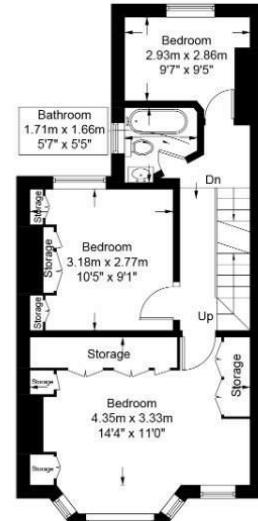
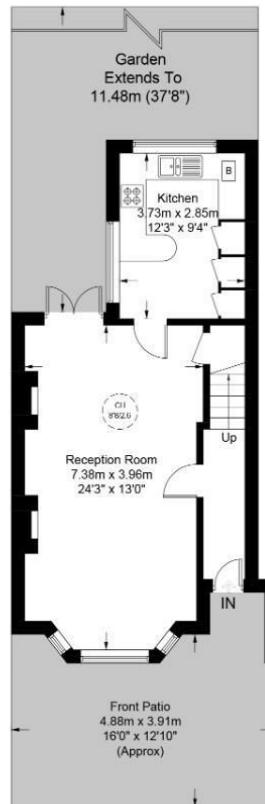




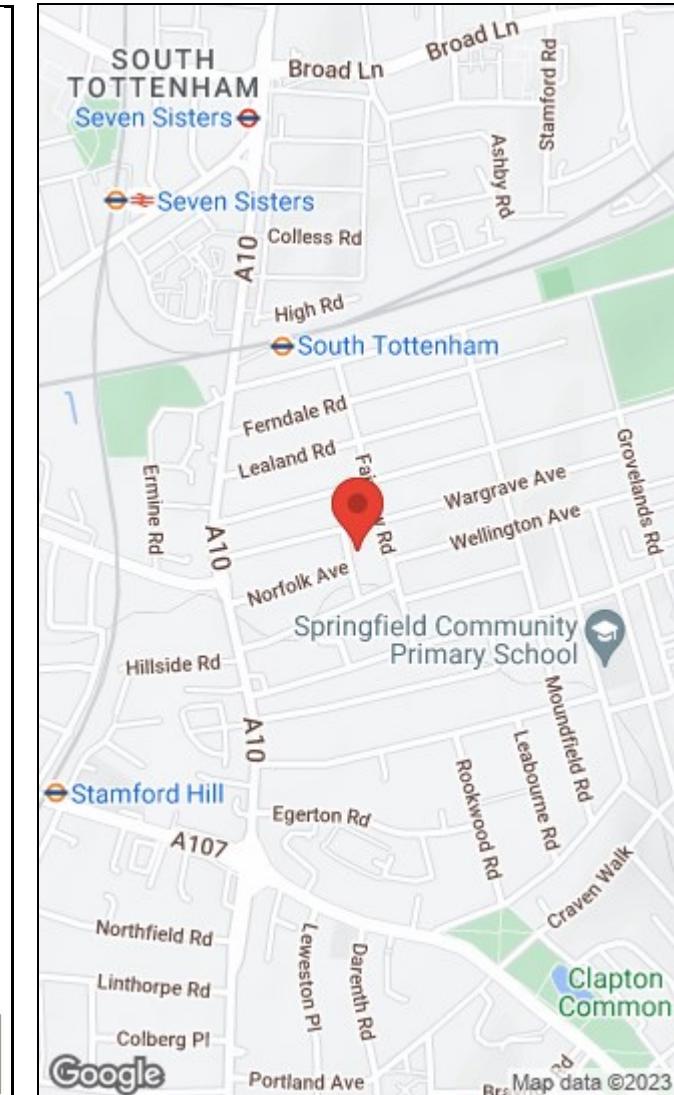


Cadoxton Avenue, N15

Approximate Gross Internal Area = 1466 sq ft / 136.2 sq m
(Including Eaves Storage)



= Reduced headroom below 1.5m / 5'0"



Certified
Property
Measurer

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	83	
(55-68)	D		
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID976700)

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

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