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# Cadoxton Avenue, London

Asking Price £950,000



This ideal house requires modernisation throughout and is an 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.  
Here to get you there! By your local property agency with a network of 270 offices.

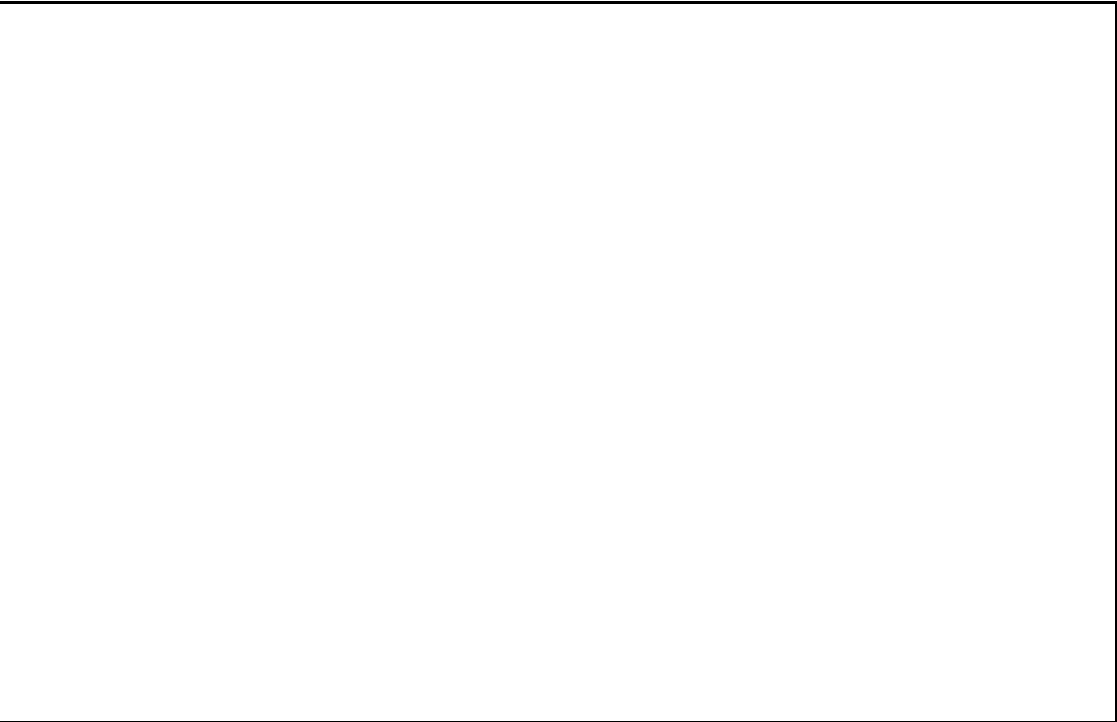
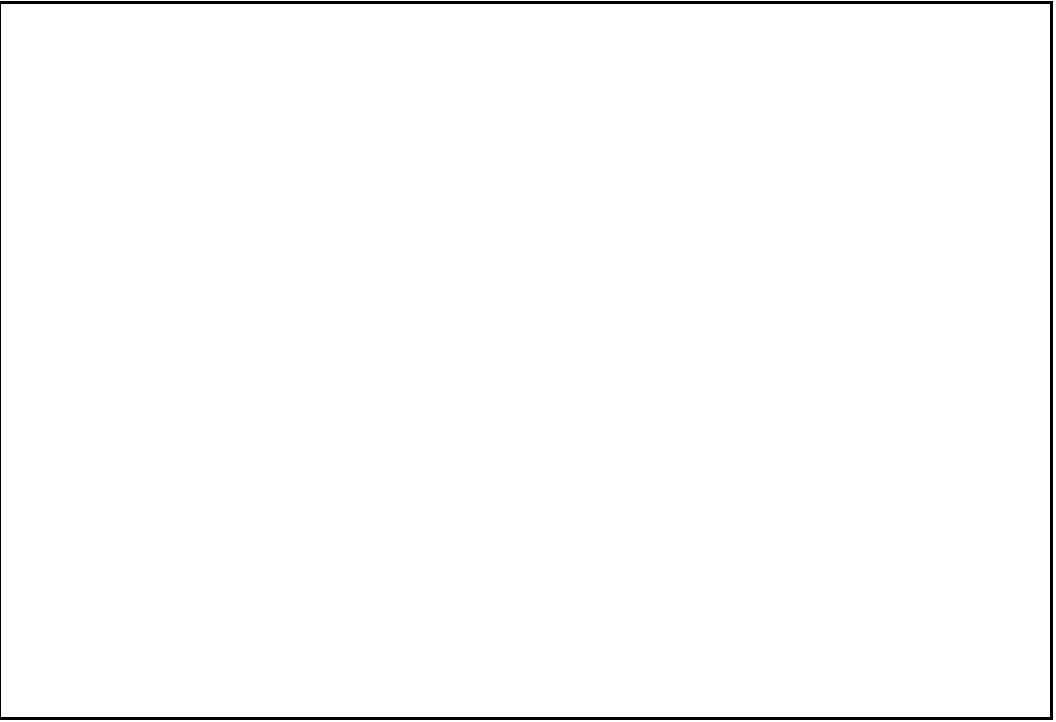
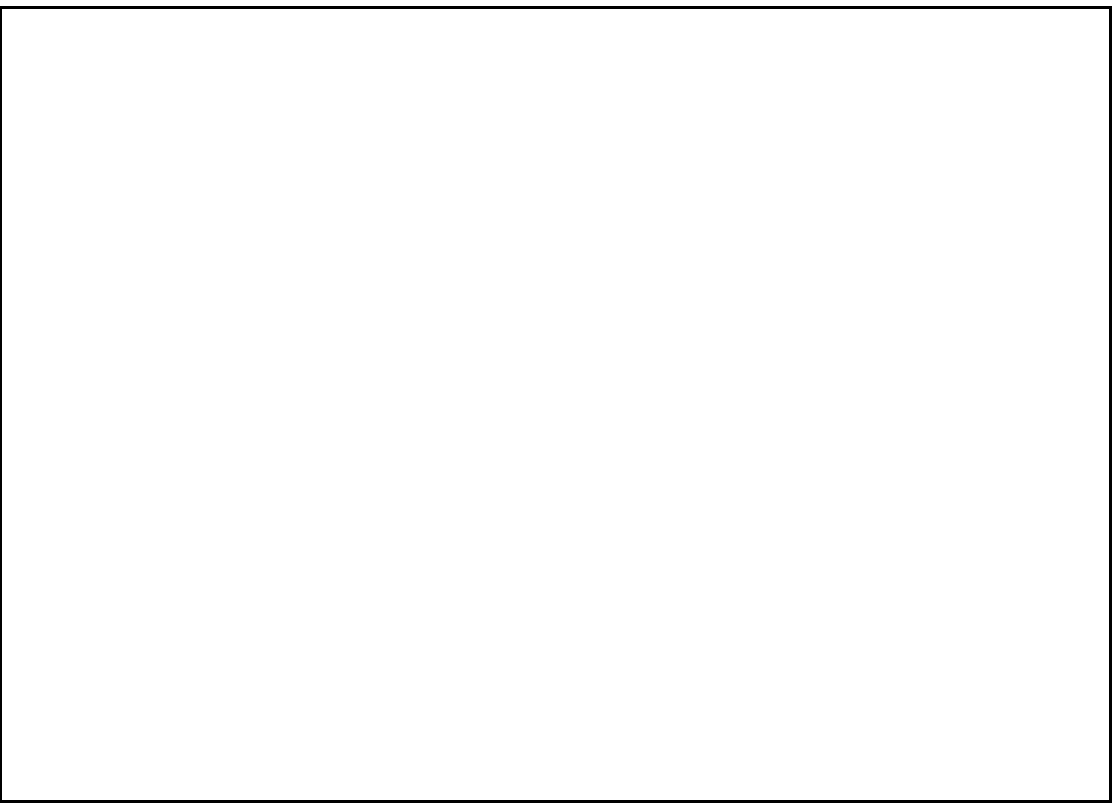


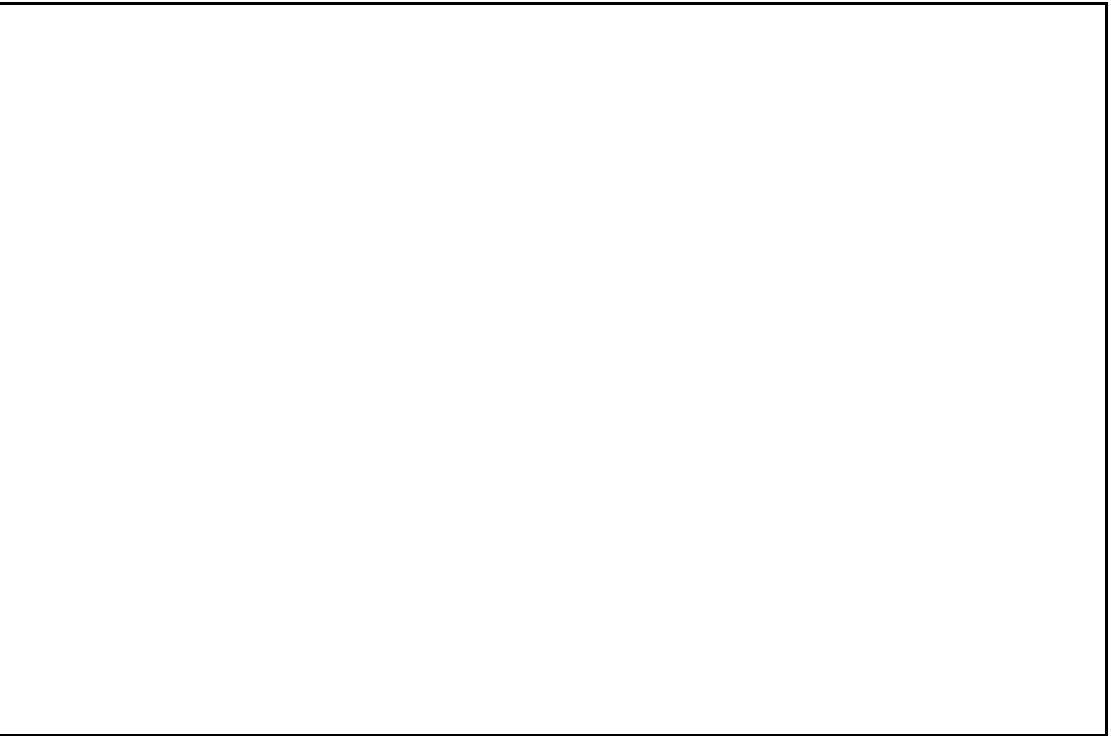
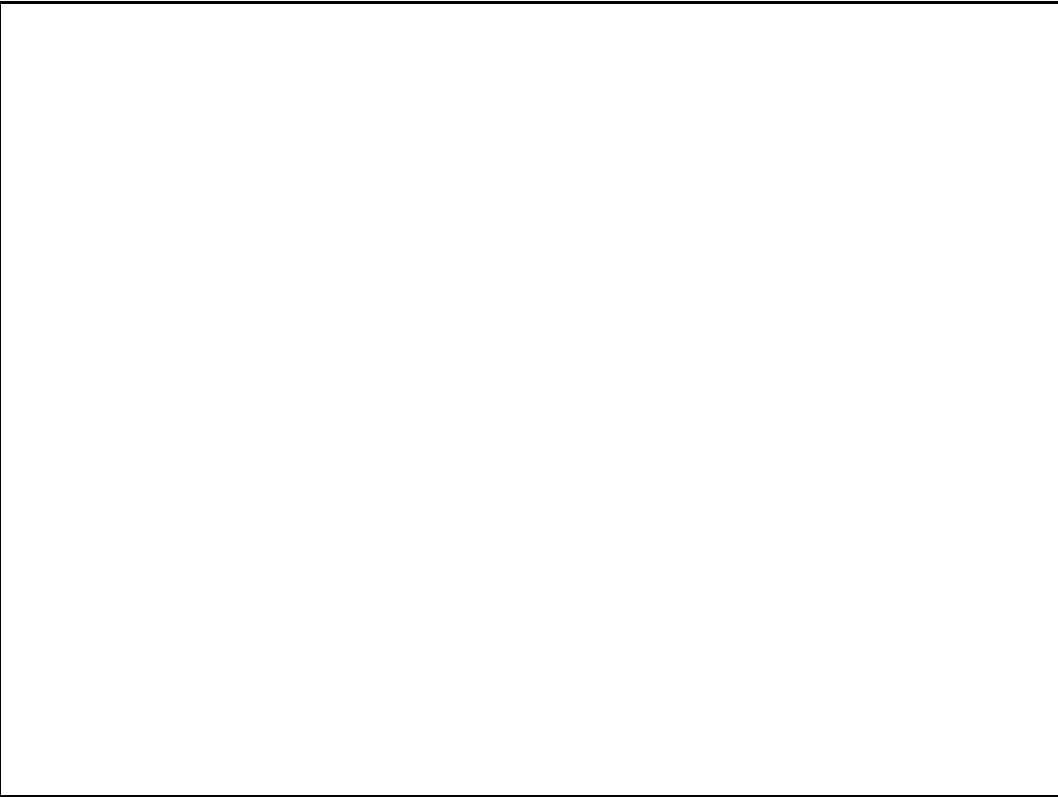
## KEY FEATURES

- 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





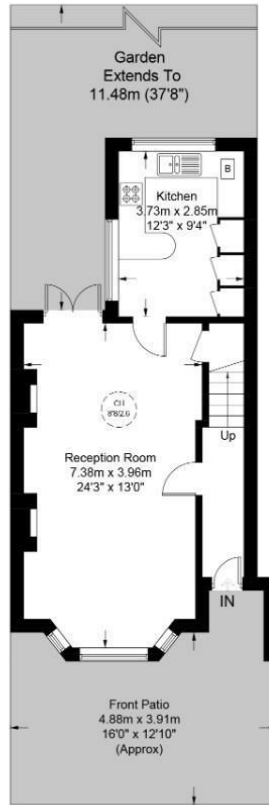




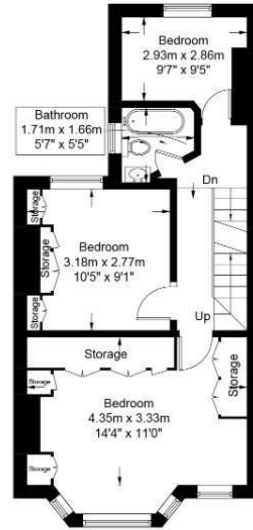


## Cadoxton Avenue, N15

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



Ground Floor



First Floor



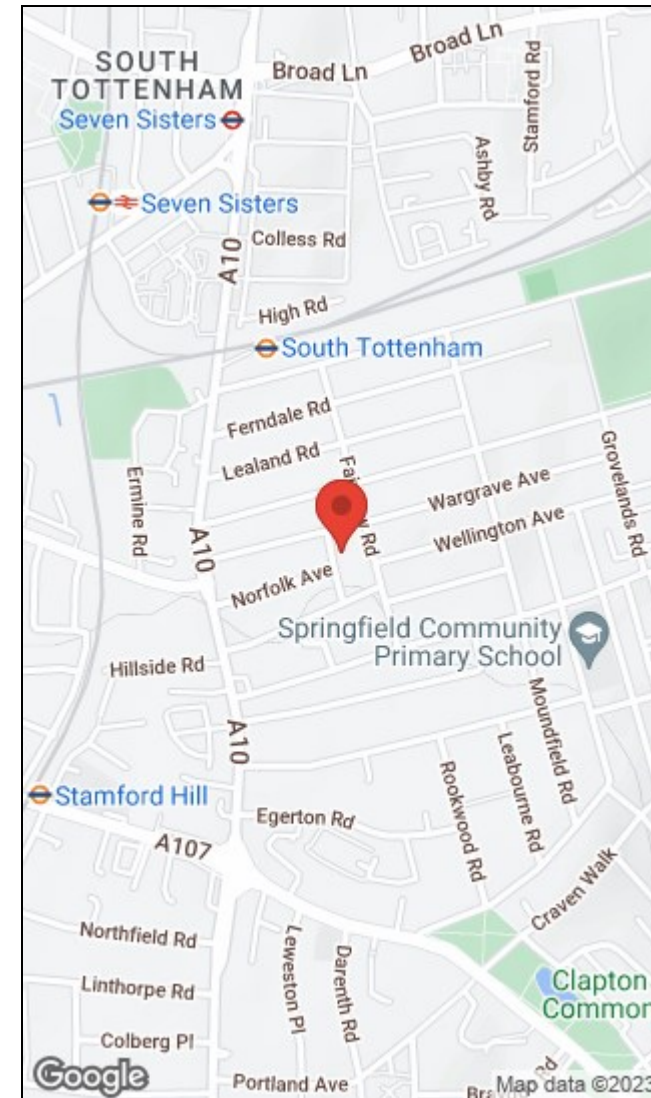
Second Floor

= Reduced headroom below 1.5m / 5'0"



Certified  
Property  
Measurer

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)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		83			
		63			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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