



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Bream Close, London, London, N17

## Offers In Excess Of £360,000



A charming two-bedroom apartment offers a perfect blend of comfort, modernity, and scenic beauty. Located on the second floor, this property boasts a range of features that make it an ideal place to call home.  
Key Features:

- Bedrooms: One spacious double bedroom and one generously sized single bedroom.
- Kitchen: Enjoy the convenience of a fitted kitchen, perfect for culinary enthusiasts.
- Windows: Benefit from the natural light with double-glazed windows enhancing energy efficiency and sound insulation.
- Bathroom: A modern bathroom suite adds a touch of luxury to your daily routine.
- Views: Marvel at picturesque views of the river Lea, creating a serene and tranquil atmosphere.
- Heating: Stay cozy with efficient gas central heating throughout the apartment.
- Parking: Casual off-street parking ensures hassle-free convenience for residents.
- Chain-Free: This property is offered chain-free, simplifying the buying process.

Location Highlights: Situated with in close proximity Walthamstow wetlands area, you'll be surrounded by the beauty of nature while still enjoying the convenience of being close to shops and amenities.  
Perfect for:

Convenience at Your Doorstep: The property is conveniently located close to shops and amenities, making daily life a breeze.

This is an exceptional opportunity to own a home that combines modern comfort with natural beauty. Don't miss out on the chance to make this wonderful apartment yours. Contact us today to schedule a viewing!

This property is in valuation band C

The full council tax charge for 2022/23 is £1,770.95

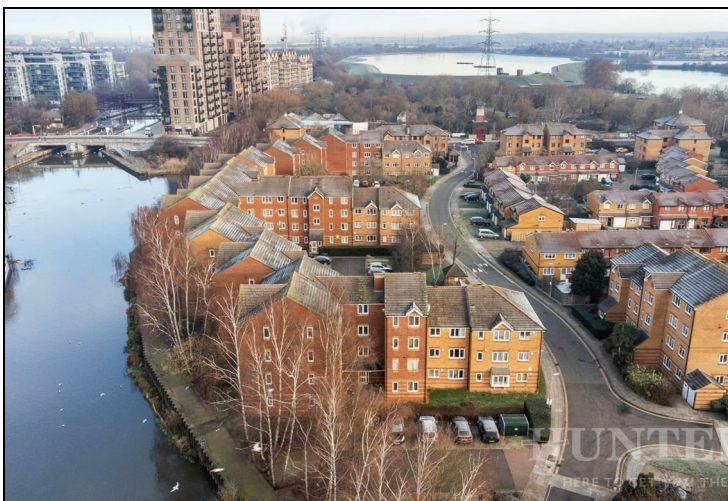
Service charge for the period 01/04/2023 to 31/03/2024 : £1575.00 This includes the water rates, cleaning of the communal area of the building and maintaining the communal outdoor areas.

Ground rent : £200.00 per Annum

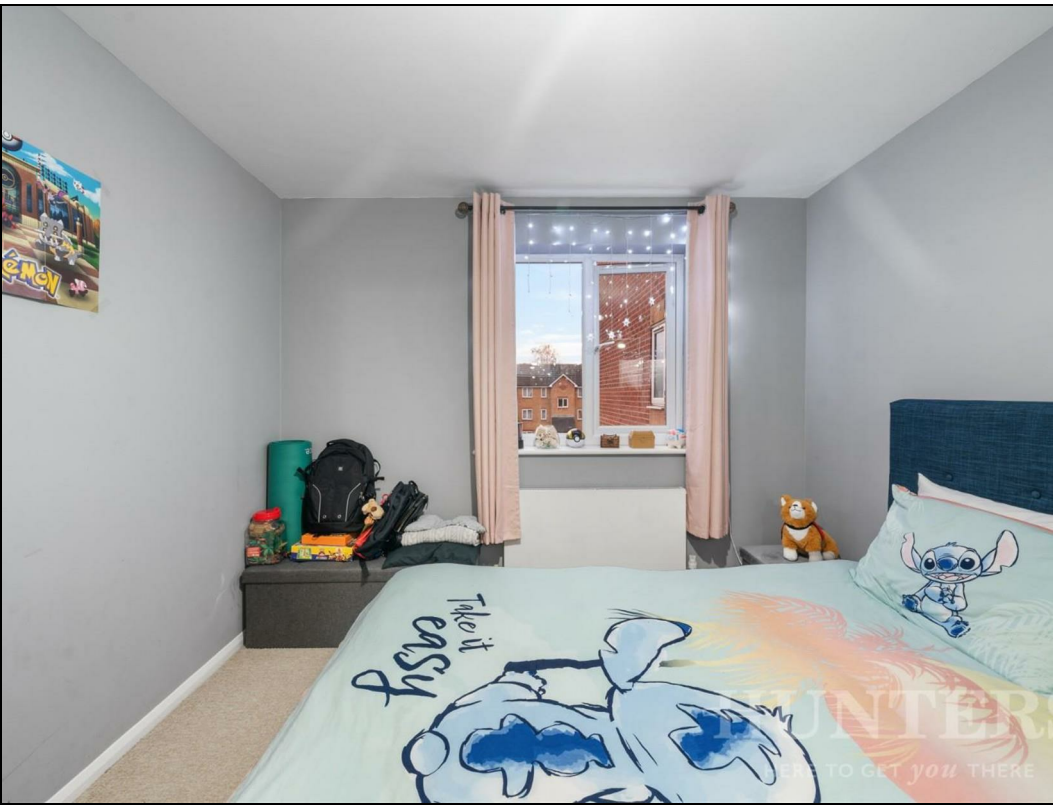
Lease: 125 years from 25/12/1992

## KEY FEATURES

- Two bedrooms
- Fitted kitchen
- River Lea
- Casual off street parking
- Chain free
- Tottenham Hale Station
- Stansted Express
- Tottenham Hale retail park













Bream Close N17

Approximate Gross Internal Area = 539 sq ft / 50.0 sq m



Second Floor



This Plan is for layout guidance only and not drawn to scale unless stated. All Dimensions, including windows, door, 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 <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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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