



HUNTERS®
HERE TO GET *you* THERE



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Edgecot Grove, London, N15

Asking Price £285,000



The property has been kept to a high standard offering a bright and spacious 14.11 Ft x 13.9 Ft living space that leads to an easy to maintain sole use garden as well as plenty of storage with shed at the front and the rear of the property.

A separate Fitted kitchen with wonderful metro tiles, a modern bathroom suite and finally a larger than average bedroom with south west facing aspect.

Located in a very trendy area of North London you have access to an array of bars, bistros, casual eateries, restaurants, and excellent night scene.

If you are after the more relaxed life, then you can enjoy the wonderful walks on River Lea and Tottenham marshes.

Well positioned to access Seven Sisters and Tottenham Hale stations (both Victoria Line Zone 3 & Overground), the Stansted Express and Tottenham Shopping Complex as well as South Tottenham Overground. There are direct buses into Shoreditch and Hackney for Central London.

Lease remaining 104

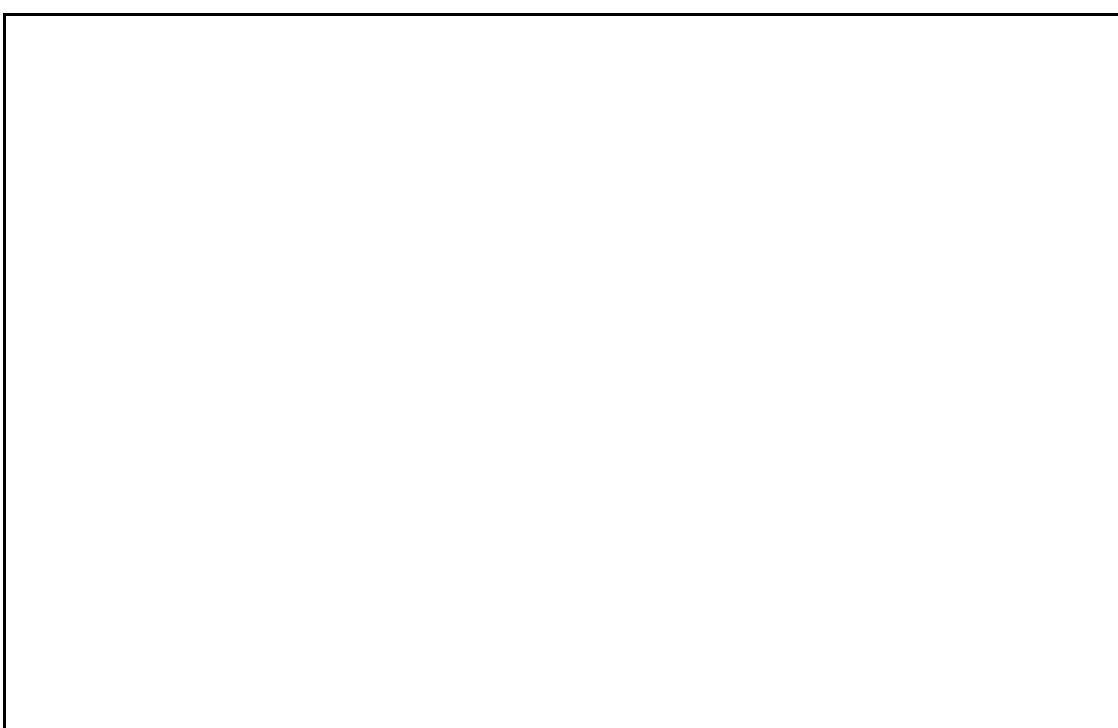
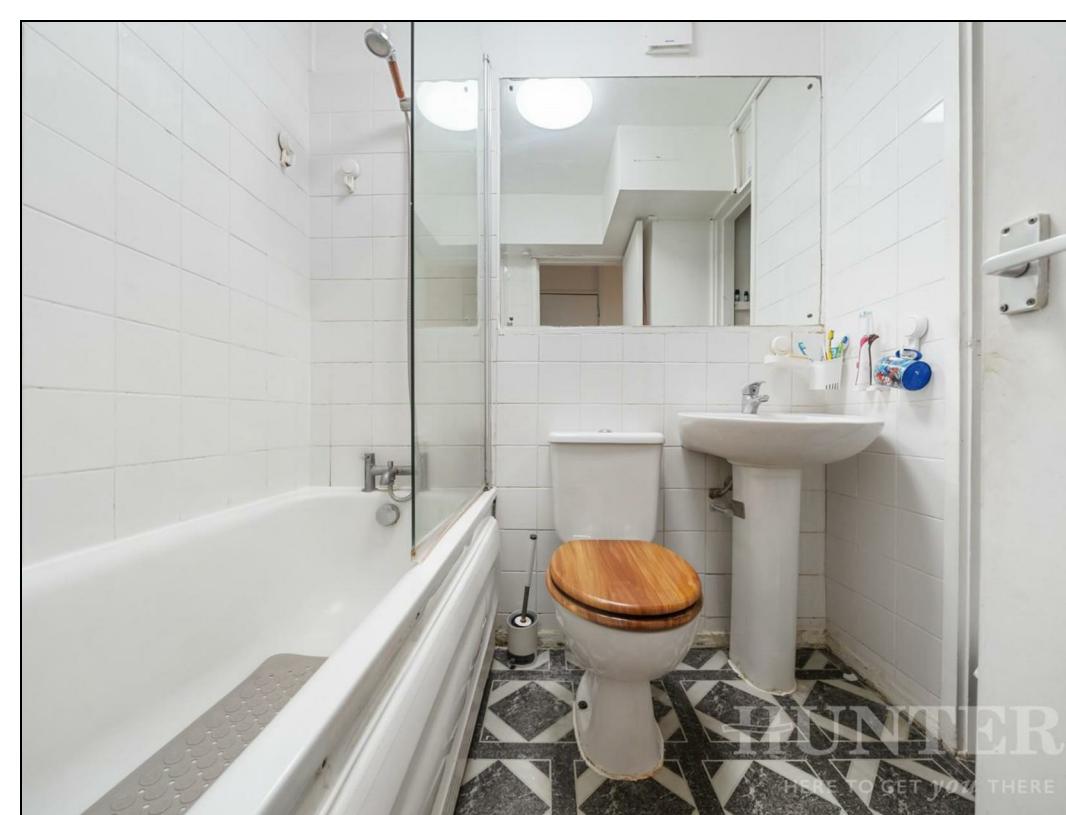
Service charge £1,694.72 per annum

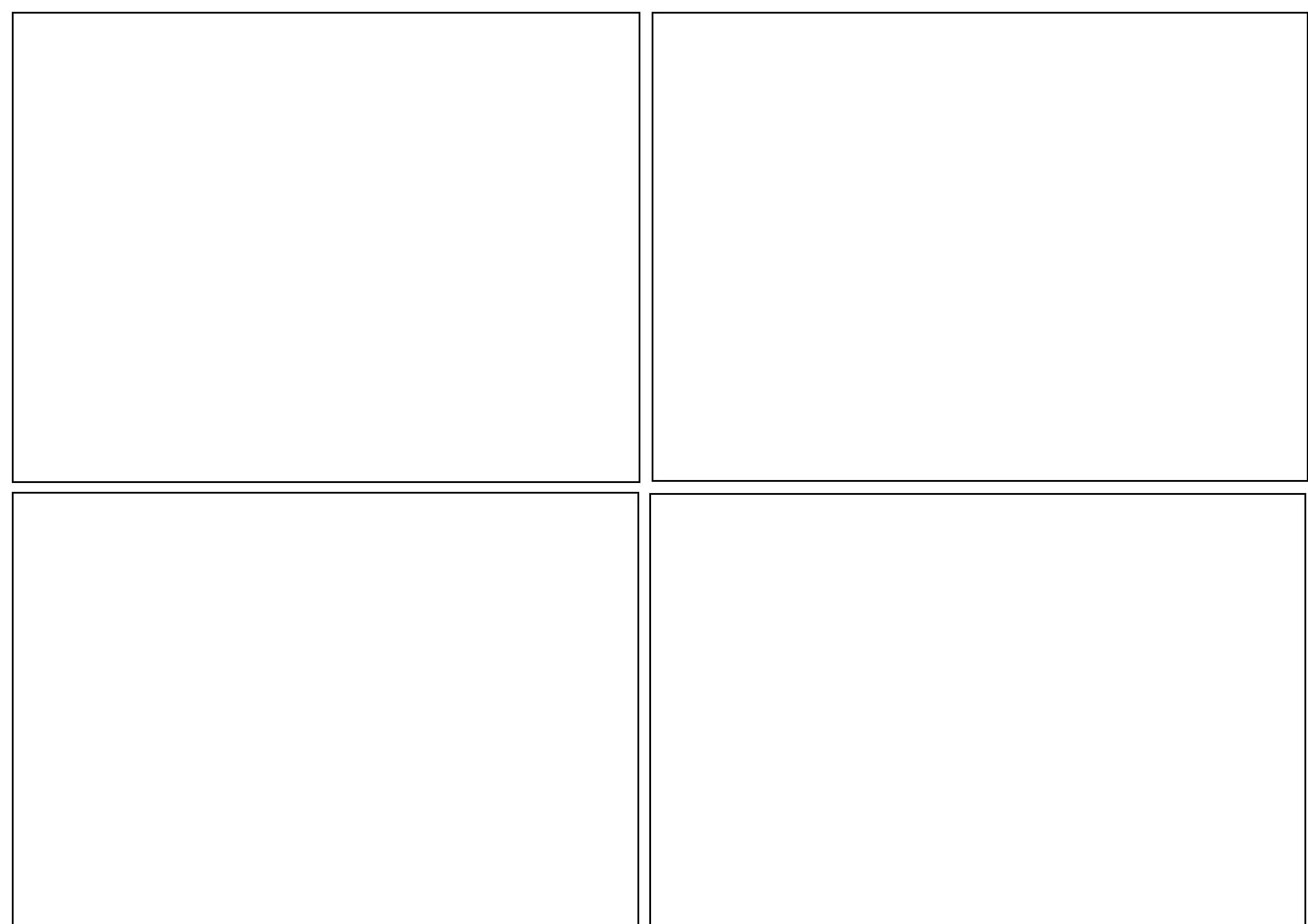
Ground rent £10 per annum

KEY FEATURES

- One double bedroom
- Large reception
- South west sole use garden
- Three piece suite bathroom
- Fitted kitchen
- Front & rear sheds for bike storage
- Seven Sisters Station- Underground And British Rail
- EPC D

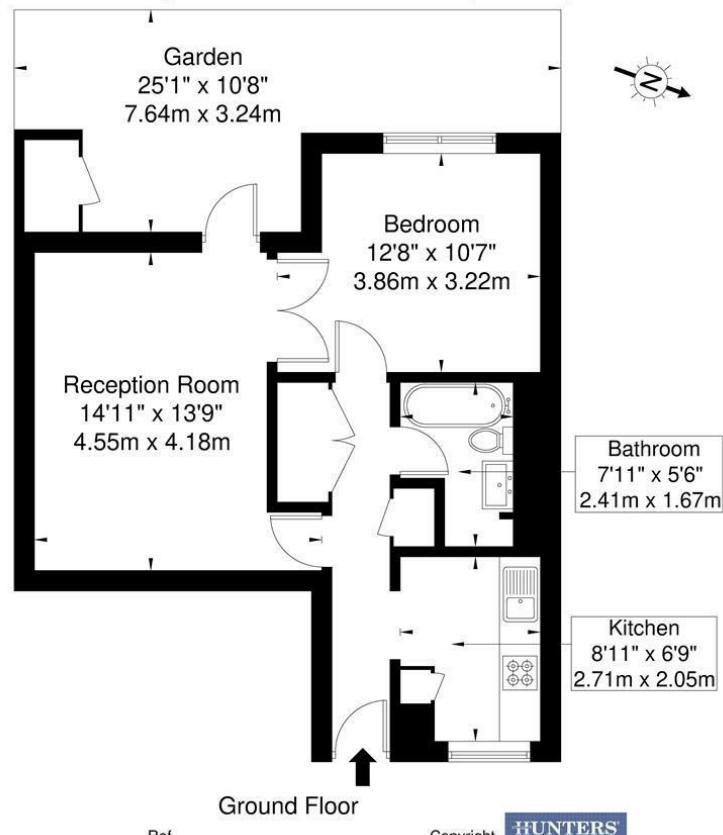






Edgecot Grove, London, N15 5HD

Approx. Gross Internal Area = 47.10 sq m / 506 sq ft

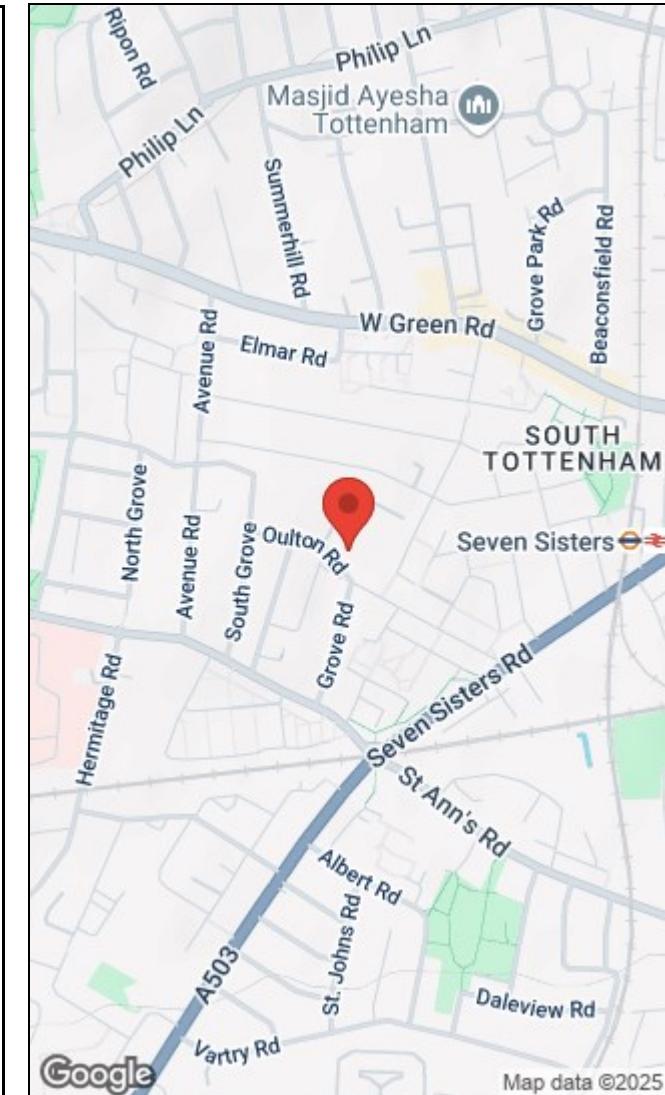


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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Google

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	65	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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	

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