



## Hawthorne House, London

Offers In Excess Of £325,000

**HUNTERS®**  
EXCLUSIVE

# Hawthorne House, London

## DESCRIPTION

Modern, elevated, and ready for you to move right in.

This spacious flat provides you with a stunning open-concept floor plan, sunlight, and lovely finishes to create a welcoming environment from the moment you walk in the door.

Hardwood flooring, neutral white paint, and statement lighting choices move from one space to the next as you make your way past the bathroom and well-appointed bedroom to the kitchen, dining, and reception area. White cabinetry, stainless appliances, and plentiful counter space flow out to the dining area and living space, ideal for hosting.

Well illuminated by the sunlight streaming in from the private balcony. Enjoy a warm spring breeze and the summer heat to come, tending to your growing herb garden, reading a book, or enjoying the views of the beautiful wetlands.

Walk to nearby Markfield Park, cafes, and reservoirs and immerse yourself in your new community for years to come.

Length of lease: 125 years from 22/05/2007

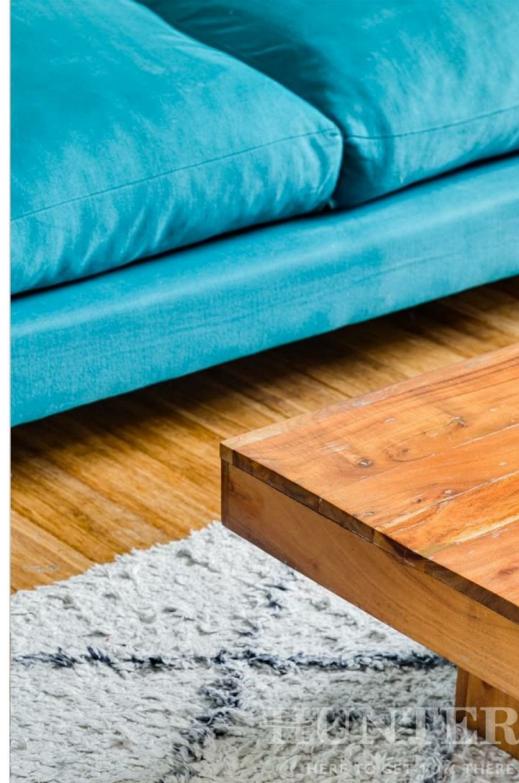
Council tax Band: C

EPC Rating: C

Service charge and ground rent: We have been informed by the seller that the service charge is £137.99, ground rent is included within the service charge.

- One bedroom top floor apartment
- Open plan Living
- Own allocated parking
- Modern Bathroom suite
- Video Entry
- Sole use balcony
- Markfield park and Museum
- River Lea
- Seven Sisters Victoria and South Tottenham Overground

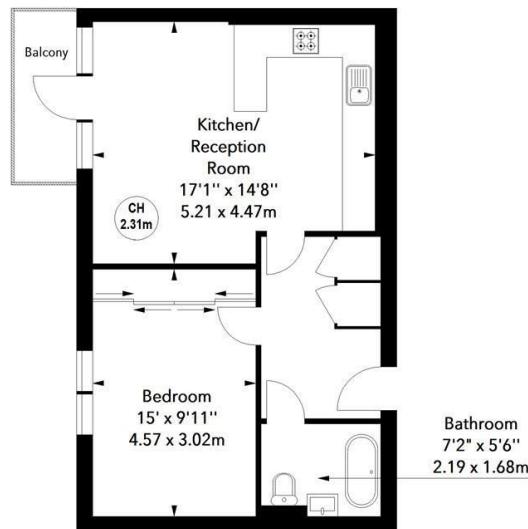




Hawthorne House,  
Grovelands Road, N15

Approximate Area = 47.66 sq m / 513 sq ft

Key :  
CH - Ceiling Height



Third Floor

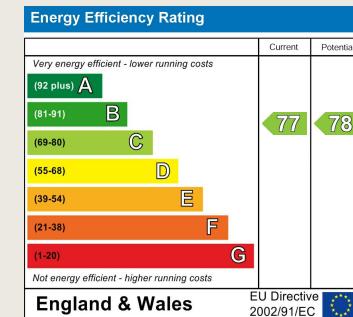
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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in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

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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