



**HUNTERS®**  
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# Rangemoor Road, London, N15

Offers Over £325,000



One bedroom garden flat, located within 100 meters of Seven Sisters Tube, yet tucked away in a quiet side street.

Presented in excellent condition; this beautiful one bedroom Victorian conversion offers a bright, spacious, stylish, yet classically stunning space.

Imagine the nights you will spend curled up in your own reception room, flanked on either side by custom built-ins ready-to-house mementoes of your travels and family photos.

While the separate kitchen/diner allows your inner home chef to explore and experiment with culinary delight utilising the Scandinavian-inspired white cabinetry and induction hob.

Spend time soaking up the warm summer sunshine from the private garden, with space for patio furniture and alfresco dining.

Additional features include a modern bathroom with an L-shaped tub and Google Nest smart thermostat installed.

Located only 100 meters from Seven Sisters tube (Victoria Line) and a short walk to the overground station offering direct access to the West End and the City. Oxford Circus is reachable in 18 minutes door to door and Liverpool Street in 30 minutes. Close local amenities include a large supermarket, a Fusion leisure center with swimming pool, restaurants, bars and cafes. There's also the much loved Tottenham Green Market every Sunday which offers a diverse range of delicious street food, fresh organic produce, bakers delights, vegan delicacies, natural and vegan wine, and craft beers.

Tottenham Hale is also under 10 minutes' walk away with access to Stansted Express and British Rail to the north of the country.

Freeholder and management agent: Haringey Council

Length of lease: 125 years from 29/06/1998

Council tax Band: B

EPC Rating: D

Service charge and ground rent: We have been informed by the seller that the service charge is £407 per year

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

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570

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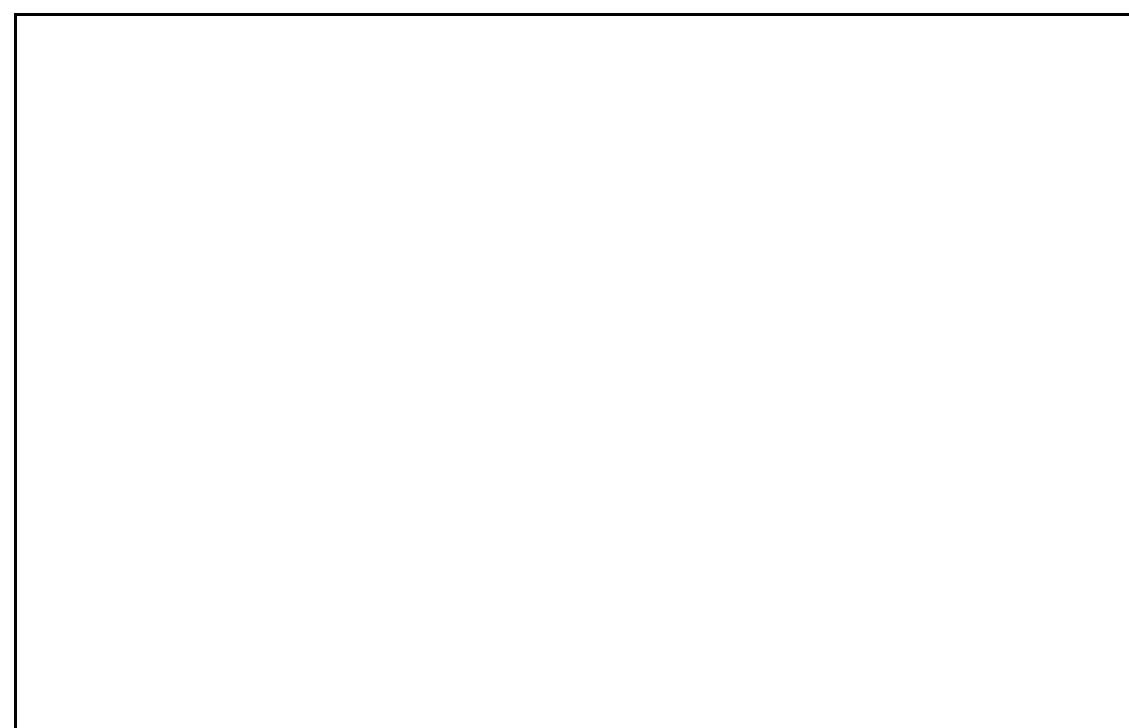


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## KEY FEATURES

- Victorian conversion
- Separate reception
- Kitchen diner
- Sole Use Garden
- Seven Sisters (Victoria Line)
- Tottenham Hale (Victoria Line) and (British Rail)
- Stansted Express
- River Lea
- Markfield Park
- EPC Rating: D





Rangemoor Road, SW5

Approximate Area = 54.35 sq m / 585 sq ft

Key :  
CH - Ceiling Height



Garden  
22'9" x 13'8"  
6.94m x 4.17m

**Ground Floor**

**Kitchen**  
11'3" x 9'9"  
3.44m x 2.97m

**Bathroom**  
6'10" x 6'8"  
2.08m x 2.04m

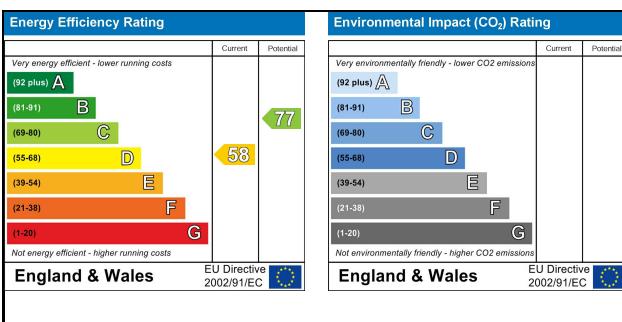
**Bedroom**  
11'10" x 9'8"  
3.60m x 2.94m

**Reception Room**  
15'2" x 12'3"  
4.62m x 3.73m

CH  
2.89m

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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.



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