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 2  1  1  C

Park View Road, London, N17

Offers In Excess Of £318,500



Situated in the heart of Tottenham, this well-presented two bedroom top floor flat offers light, space and modern convenience in a desirable N17 location. The property benefits from an open-plan living area with ample room for both dining and relaxing, making it ideal for professionals, couples or small families looking for a stylish home. Large windows flood the space with natural light, while the well designed layout ensures a comfortable and practical environment.

The apartment comprises two well proportioned bedrooms, each offering a quiet retreat, alongside a modern bathroom fitted with contemporary fixtures. The open plan kitchen and lounge area provide the perfect setting for entertaining, with integrated appliances and generous worktop space for those who enjoy cooking. With its top floor position, the flat enjoys a sense of privacy as well as pleasant views across the surrounding area.

Conveniently located, the property is within easy reach of Northumberland park and Tottenham Hale stations, offering swift links into the City and beyond. Local shops, cafés, and amenities are just a short walk away, with the green open spaces of Down Lane Park and the River Lea also close by. This attractive home represents an excellent opportunity for first-time buyers or investors alike, combining modern living with a well connected North London location.

Ground rent and Service charge £145 pcm

EPC - C

Council tax band - C

Chain free

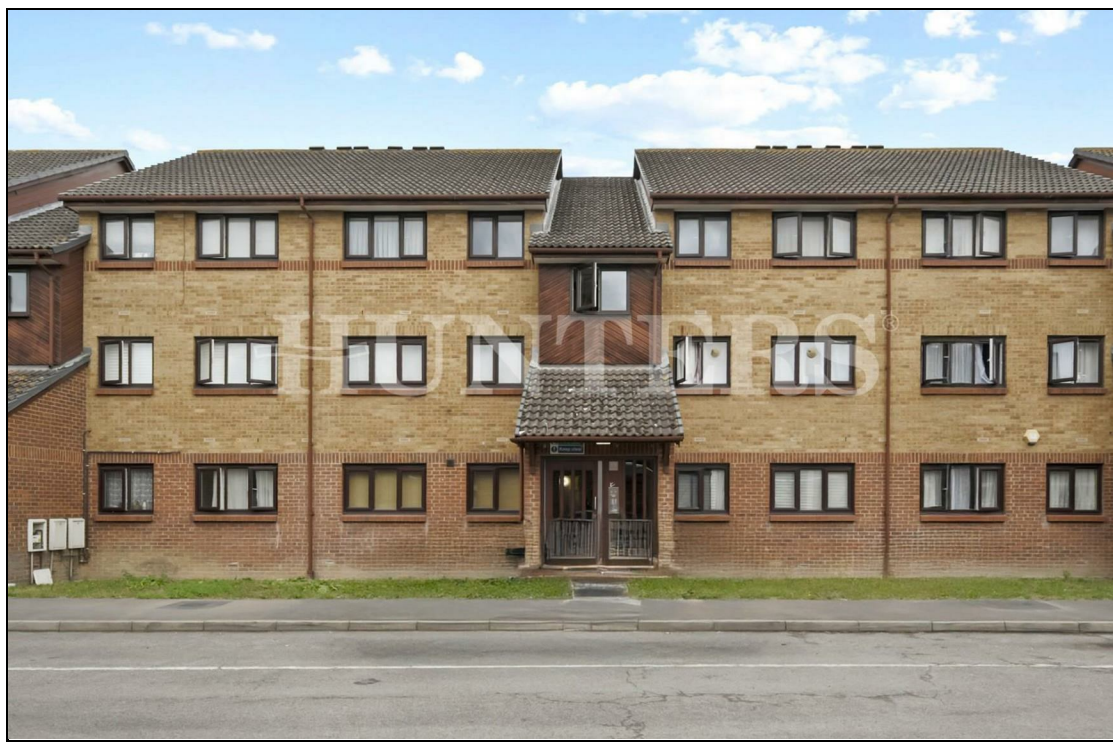


KEY FEATURES

- 2 good size bedrooms
- Open plan living space
 - Fitted kitchen
 - Top floor
- Tottenham Hale (Victoria Line) and Northumberland park
- Local amenities
- Council tax band - C
 - EPC - C
 - Chain free

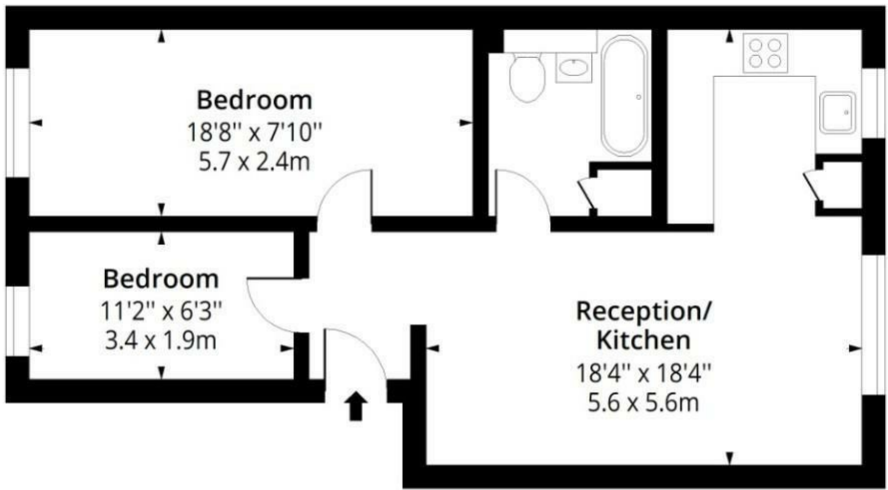
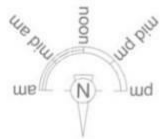






Park View Road , N17

Approximate Gross Internal Area = 585 Sq Ft - 54.35 Sq M

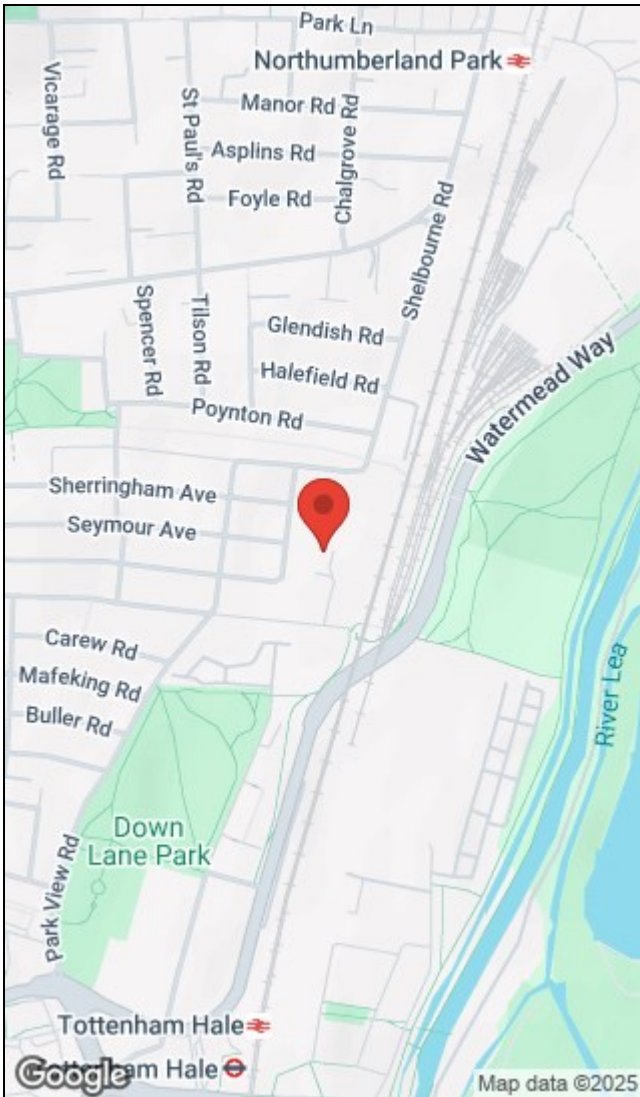


Second Floor

Floor Area 585 Sq Ft - 54.35 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current	Potential	Current	Potential
	76 79	78 82	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



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