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# Chalkley House, High Road, N15

Asking Price £400,000



This spacious well presented two bedroom first floor flat offers approximately 838 sq ft of bright and well proportioned living space, set in the heart of N15 only a 6 minute walk to Seven Sisters station, connecting you to Central London via the Victoria Line and National Rail services within 15 minutes.

The property benefits from a well sized reception room with ample natural light and wooden flooring throughout, a modern integrated kitchen provides plenty of storage and worktop space.

The two double bedrooms are carpeted throughout and are well lit given their south facing orientation, the three piece bathroom suite complete the internal area. The property also benefits from south facing balcony providing some well lit private outside space.

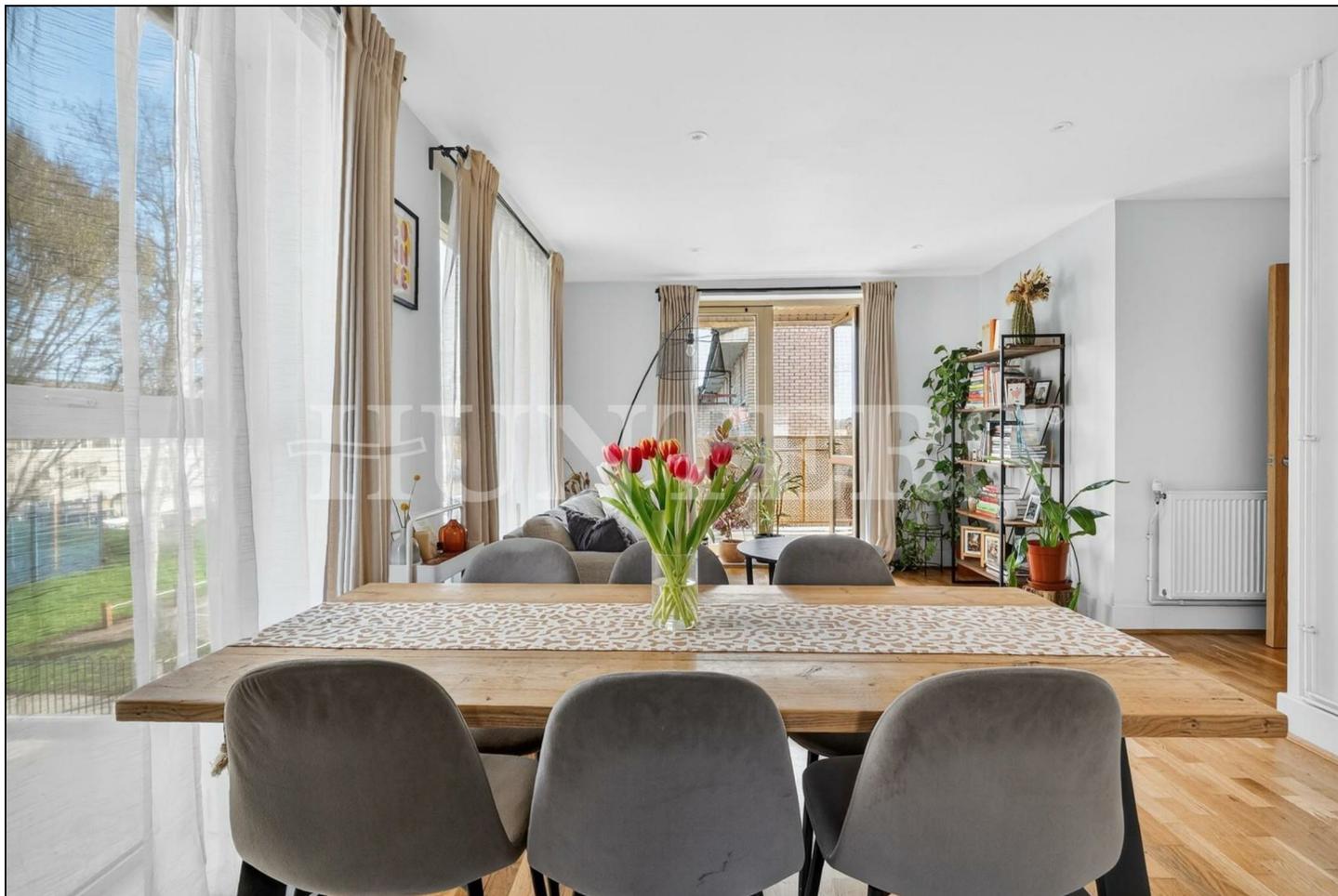
Ideally located, the flat is just a short distance from the open green spaces of Down Lane Park and Tottenham Marshes providing ambient walks. The surrounding area also offers a growing selection of local cafés, supermarkets, shops and amenities, making this an attractive option for both homeowners and investors alike.

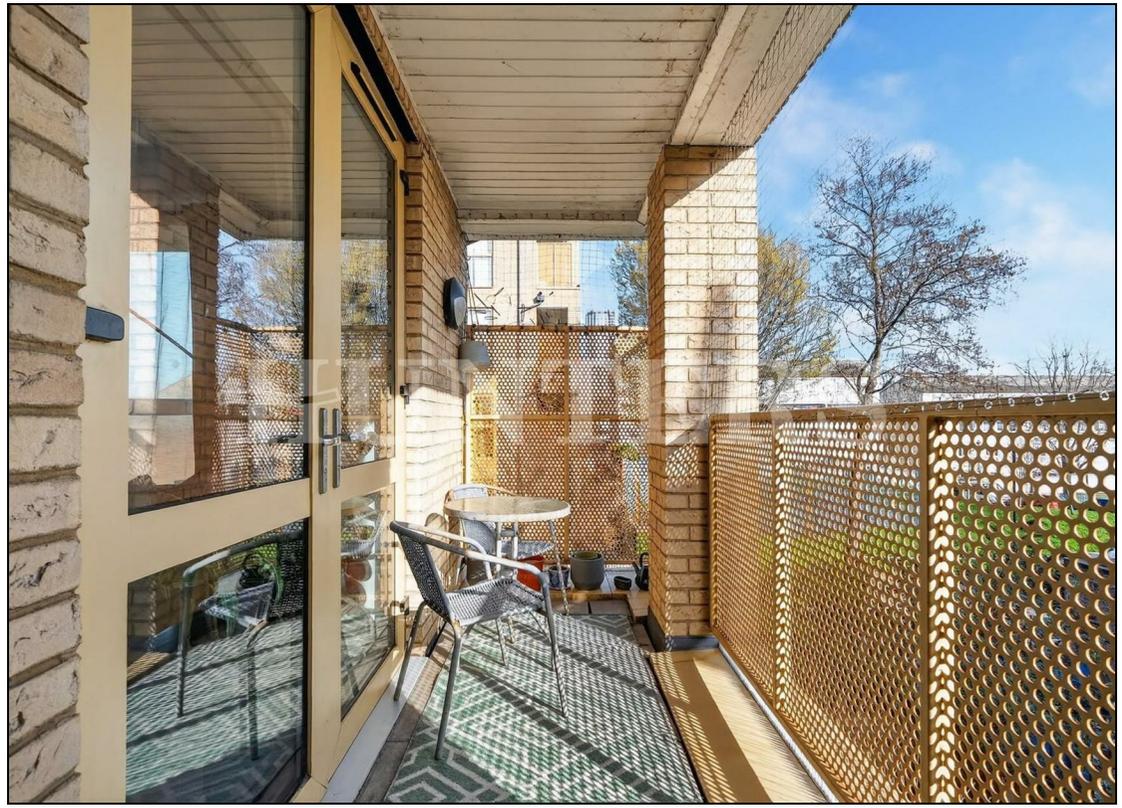
Service charge - £306.27 pcm

Lease length - 116 years remaining

## KEY FEATURES

- Two double bedrooms with south facing orientation
  - South facing private balcony
  - Large open plan living area
    - Fitted kitchen
- 6 minute walk to Seven Sisters station (Victoria Line/ National Rail)
- 10 minute walk to Tottenham Hale station - Direct route to Stansted Airport
  - Long lease
  - EPC - B
  - Council tax - C

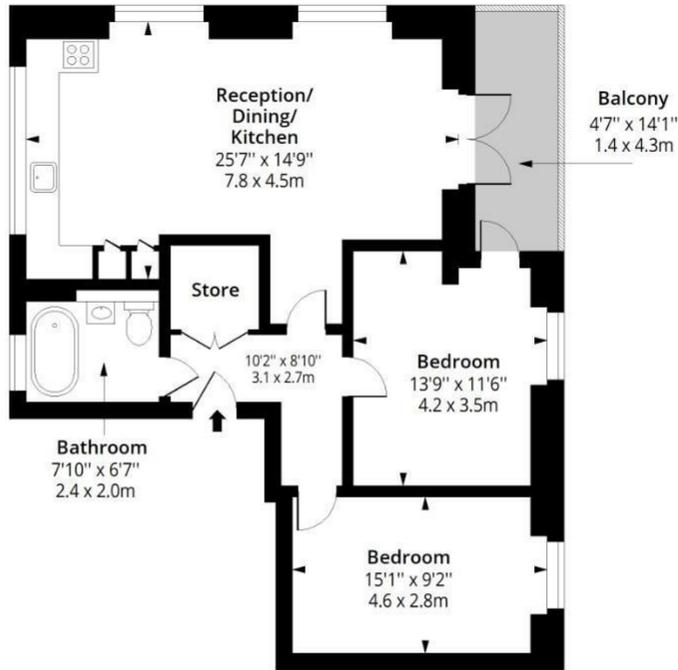






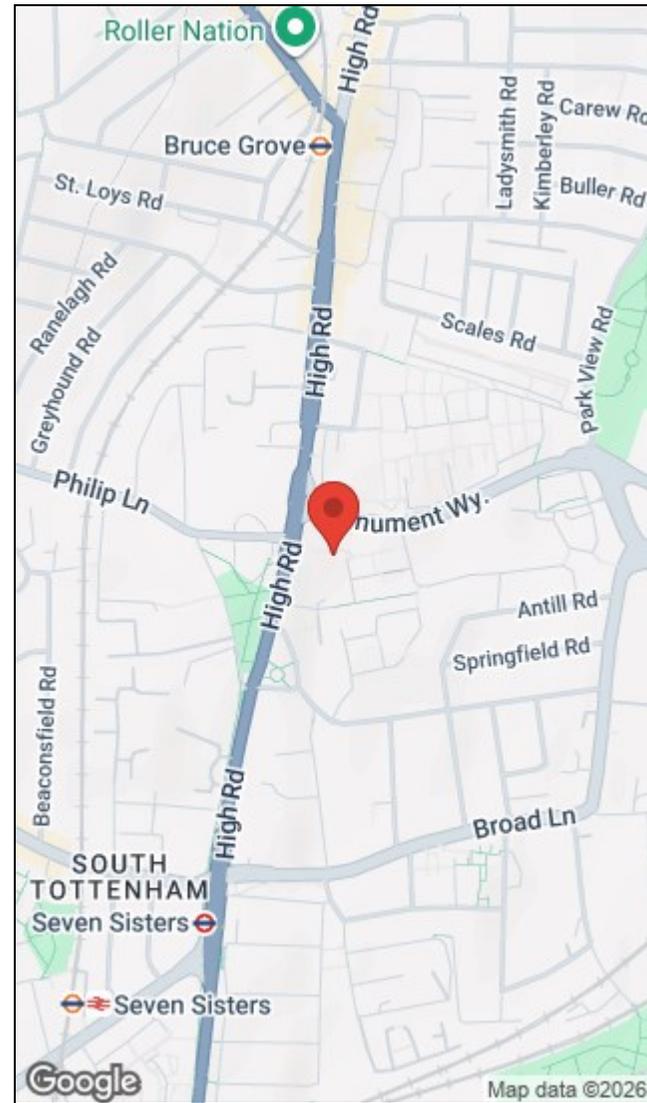
# Chalkey House N17

Approximate Gross Internal Area = 838 Sq Ft - 77.85 Sq M



## First Floor

Floor Area 838 Sq Ft - 77.85 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 <sub>2</sub> ) Rating	
	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
<b>83</b>	<b>83</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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