



Grovelands Road, South Tottenham, N15 6BZ

£300,000  Coultons



## PROPERTY SUMMARY

Set on the ground floor in this purpose built block is this spacious one bedroom flat occupying 516sqft (48sqm) with stunning views over the River Lea and Walthamstow Wetlands. Added benefits include an open plan lounge with a modern fitted kitchen, fitted bathroom, double glazing, gas central heating, excellent storage space, a terrace area accessed from the living area which leads onto the communal garden, resident permit parking available, and comes with a lease which has approximately 86 years remaining.

The property is located in the sought after South Tottenham area that is famed for its dynamic culture, strong sense of community and excellent transport links which includes South Tottenham Station and Seven Sisters Underground (Victoria Line) and Overground to Liverpool Street. Local attractions include delightful walks along the River Lea, the Markfield Road area with its artist studios, workshops and venues, and the flat is directly next to Markfield Park with its lovely little café and Beam Engine museum. Stoke Newington with its restaurants and nightlife is within easy reach.

In our opinion this property will be an ideal purchase for a first time buyer and is being offered on a chain free basis. Viewing is highly recommended.

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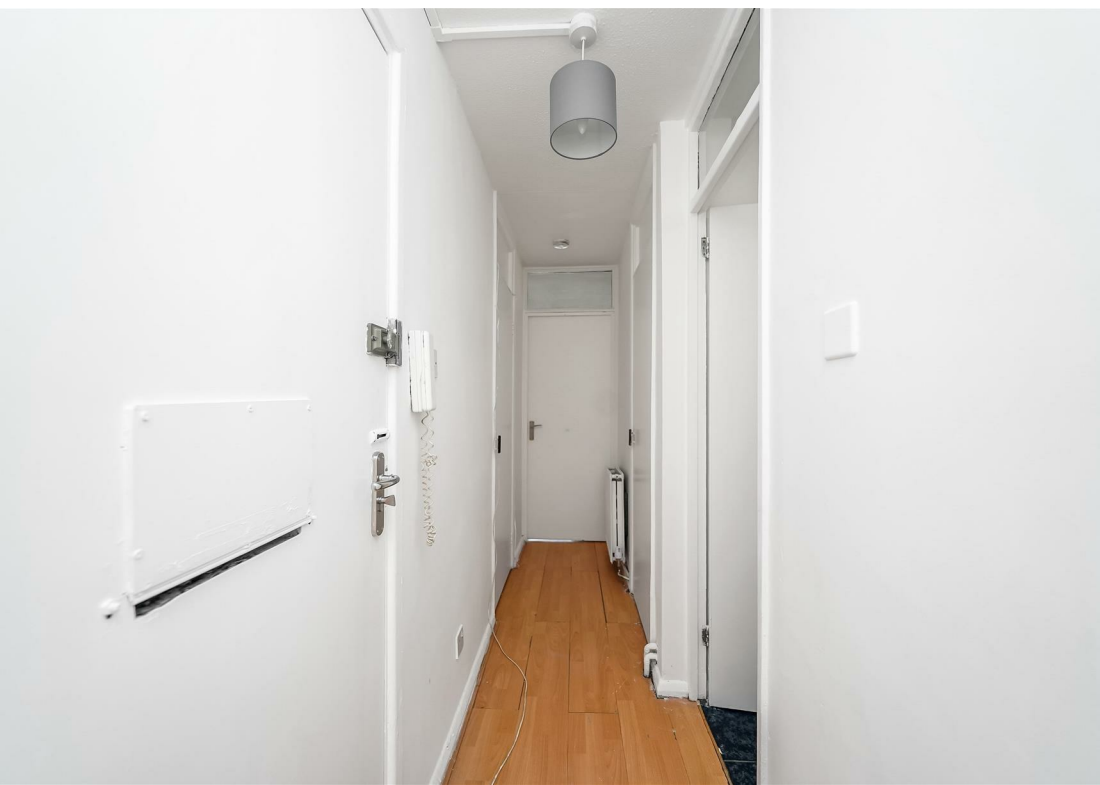


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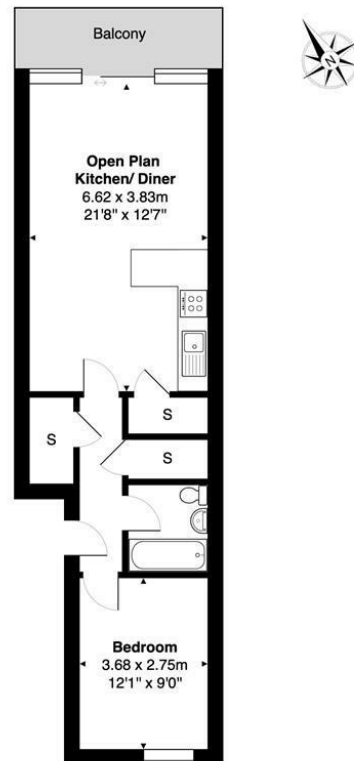






## Leabank View- N15

Approximate Gross Internal Area 48.0 m<sup>2</sup> ... 516 ft<sup>2</sup> (excluding balcony)



### GROUND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

### LOCAL AUTHORITY

Haringey

### TENURE

Leasehold

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

### OFFICE ADDRESS

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk